

**Date : 27-Aug-21 3:00:14 AM**  
**From : "Miguel Cortes" miguelcortescpp@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : 1200 N Hollywood Way Burbank Starbucks Proposal (NO!!!)**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello,

I am a resident of Burbank and this email is to confirm that I oppose the building of the Starbucks in the subject location.

As it is, this intersection is a gridlock zone and almost on a daily basis there are near miss accidents on this intersection.

Secondly, if this lot isn't zoned for this type of commercial development, City of Burbank should not allow this to even be planned.

Best Regards,

Miguel Cortes

**Date : 18-Aug-21 5:16:41 AM**  
**From : "Melissa Caven" origami.melissa20@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov, "City Council DL"**  
**citycouncil@burbankca.gov**  
**Subject : 1200 N Hollywood Way Starbucks**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

No reason, no purpose....SO NO STARBUCKS!!!!!! WHY CREATE MORE CONGESTION FOR NOTHING!!!!!! NO ON THIS 100%

**Date : 16-Aug-21 9:31:32 PM**  
**From : "Rebecca Roberts" beck.roberts@protonmail.com**  
**To : "Kim, David" DKim@burbankca.gov, "City Council DL" citycouncil@burbankca.gov**  
**Subject : 1200 N Hollywood Way Starbucks Project**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

To whom it may concern,

I'm writing to object to the proposed drive through Starbucks at 1200 N. Hollywood Way. Burbank has an abundance of Starbucks locations, including two drive throughs. In an effort to preserve the quality of living in Burbank, I please ask you to disapprove this project. The traffic congestion that this will cause, will take away from the very special quality that Burbank possess, the small town feel in the very large town of Los Angeles.

I've lived in Burbank my entire life, and I still today value it's safe and quiet qualities. I ask you to please not jeopardize those qualities for another Starbucks. Doesn't this town have enough of those? Let's encourage the small mom and pop shops and the small town feels of this lovely town.

Thank you and I appreciate the work you do for this special town.

Sincerely,  
Rebecca Roberts  
818-940-8774

Sent with [ProtonMail](#) Secure Email.

**Date : 18-Aug-21 4:47:14 AM**  
**From : "Ashley Caven" origami.ashley89@gmail.com**  
**To : "City Council DL" citycouncil@burbankca.gov, "Kim, David"**  
**DKim@burbankca.gov**  
**Subject : 1200 N Hollywood Way Starbucks**

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

No way this project should go through. There's plenty of Starbucks in the city no need for more. --

**Thank You,**

**Ashley Caven**



**Date : 13-Aug-21 2:52:51 AM**  
**From : "Jayme Andrews (Bell)" jaymeabell@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : 1200 N Hollywood Way**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello David,

First of all, let me just say how pleasantly surprised I was to learn that the city of Burbank provides their local residents the opportunity to submit input on potential changes to the neighborhoods where we live. I am happy to be sharing my thoughts on the proposed drive-through Starbucks at 1200 N Hollywood Way with you today, and thank you for taking the time to read.

I personally feel that the proposed project is more to the detriment of the neighbor than it is for the better.

The Hollywood Way/Chandler intersection is already complicated and misunderstood enough by drivers without adding a drive-through coffee shop on one of its many corners. I see no world in which this addition won't lead to increased vehicle collisions as drivers attempt to get to the drive-through line. Not to mention the increased pedestrian traffic the Chandler bike path brings with it made up of bikers, joggers, roller bladers, dog walkers, parents walking with strollers, and others who could potentially become the unintentional victims of these confused drivers.

Furthermore, it will sadly, misguidedly, drive up property value and rent prices for all of us in the area. While of course I don't speak for all my neighbors, I can virtually guarantee you they would rather have their rent remain where it is now than have yet another Starbucks on the corner.

And finally, Starbucks is exactly the kind of commercialization and consumerism that goes against everything I believe the city of Burbank stands for. From what I've seen, Burbank's community, especially the nearby Magnolia Boulevard, is one of thrift shops, antique stores, and most importantly, mom and pop shops. It is one of the reasons I love Burbank so much. The Target that arrived on Hollywood Way some years ago was a somewhat tolerable intrusion, but I worry the addition of a Starbucks would really pave the way for Burbank's decline into absorption by impersonal, big-businesses. I for one would be greatly pained to see this happen to my beloved, community-driven corner of Burbank.

If my rampant anti-commercialization sentiments don't reach you then know that I truly believe the over-crowding and over-complication of the Hollywood Way/Chandler intersection, as well as the safety of those who utilize the bike path, should be the city's biggest concern with this possible addition.

Thank you very much for your time.

I sincerely hope you'll do what I consider to be right and not move forward with the proposed project.

Best,  
Jayme Bell

Date : 05-Sep-21 2:59:33 AM  
From : "Derek Ganter" ganter.derek@gmail.com  
To : "Kim, David" DKim@burbankca.gov  
Subject : 1200 N. Hollywood Way (Starbucks) Feedback

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hi there. I think this proposed project is going to be a pretty huge traffic strain and result in some problems down the road. The Chandler path traffic lights are already unintuitive and confusing for drivers, adding a clogged drive-thru line will definitely make things worse.

\* Every Starbucks in the area creates long drive-thru lines. In the Starbucks near CVS this is less an issue, because it is located in a shopping center. Even still, the line sometimes spills onto Victory and creates traffic.

\* At this location a long drive-thru line would quickly spill out into the street very close to a traffic light, creating a massive headache for drivers. It's easy to picture: the traffic will cross the Chandler path and cut off cars attempting to cross N Hollywood Way.

\* Meanwhile, cars further back on N Hollywood Way will have to maneuver into the left lane to avoid the line. At this point the road will simply become an extension of the drive-thru. This is going to cause a lot of frustrated drivers to honk their horns, creating a noise problem for nearby residents and disturbing the relative serenity of the Chandler path.

\* This won't be a rare occurrence, but a consistent problem. Starbucks drive-thrus have multiple busy periods each and every day. This won't just exacerbate regular traffic but change the nature of the intersection so that the Starbucks line-up determines the level of flow.

\* There will ALSO be traffic leaving the Starbucks. Exiting into the alleyway means that after customers leave the lot they will have to wait at Chandler for the light. Because the light to cross N Hollywood Way takes turns (one side of Chandler goes between each round of N Hollywood Way traffic), traffic builds up quickly. Which means cars will be stuck in the alleyway. Which means that cars will also be stuck in the drive-thru even after their order is complete -- which will then cause the Starbucks line to grow longer, thus blocking N Hollywood Way... you see where this is going? It will create an unmoving traffic loop.

\* There is already a Starbucks on N Hollywood Way just one mile from this proposed location! It's a five minute drive, tops! Within walking distance!

I hope you strongly consider the drawbacks of this proposal. At the very least, you should try driving down Chandler and crossing N Hollywood Way a couple times. Do it during rush hour and then imagine what it would be like if there were also a

Starbucks on one corner.

Personally I can't think of a worse proposal than for a busy drive-thru to occupy that particular lot. And again -- there's at least five coffee shops within walking distance of this location. When we want coffee there's a surplus of choices (including the already existing Starbucks just down the road).

It would not be an asset to the neighborhood. It would only create traffic and noise.

Sincerely,

Derek Ganter  
Resident @ North Cordova street

**Date : 18-Aug-21 3:32:54 AM**  
**From : "Bree Nelson" bree@anlamama.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : 1200 N. Hollywood Way Starbucks Project**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Mr. Kim,

I'm following up on a message I just left to express my opposition to the proposal to erect a drive through Starbucks at this location. While not opposed to drive through locations per se, I have witnessed the tremendous traffic issues these locations cause in my neighborhood. We simply don't need it and I'd like to voice my concerns. Perhaps a less trafficked area and certainly less pedestrian area would be better served by this type of establishment.

**Date : 23-Aug-21 10:57:20 PM**  
**From : "Tracy Cambron" tracycambron@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov, "City Council DL"**  
**citycouncil@burbankca.gov**  
**Subject : 1200 N. Hollywood Way Starbucks**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Please please please do NOT let this happen! There are already way to many distracted drivers near the Chandler and we do not need any more! Also, we have plenty of coffee shops in the area that are locally owned. We DO NOT need another Starbucks in Burbank.

JUST SAY NO!!!

**Date : 11-Aug-21 9:25:09 PM**  
**From : "Chris Ridenhour" cridenhour@apa-agency.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : 1200 N. Hollywood Way**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Mr. Kim:

I am emailing you to voice objection to a proposed special zoning exception at 1200 N. Hollywood Way. I live on Fairview Street, just north of Burbank Blvd.

I was surprised to learn that this was even being considered (and that Empower Group was abandoning that location).

We do not need another coffee shop – and certainly not a drive-thru. It just sounds horrible for a lot of reasons – but mainly traffic.

We already have Ugly Mug (which is locally owned and amazing) and many, many other coffee options nearby.

If Empower is leaving that space, I would love for something cool and communal to go in there and utilize that parcel in a more compelling way. For example, is there any world in which the city acquires the parcel and turns it into a gathering place along the Chandler bike path? Like an urban park, with tables and bike racks and benches, etc... ?

I realize that the tax implications of another Starbucks is quite attractive, but how many do we really need?!

Thanks for hearing me out on this.

Very best,

**Christopher Ridenhour**

Vice President | APA

[405 S. Beverly Drive, Beverly Hills, CA 90212](https://www.apa-agency.com)

[\(310\) 888-4209](tel:3108884209) | [cridenhour@apa-agency.com](mailto:cridenhour@apa-agency.com)

<http://www.apa-agency.com>

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**Date : 02-Aug-21 11:47:00 PM**

**From : "Neighborhood Watch" neighborhoodwatch@mg.uprisemail.com**

**To : "Kim, David" DKim@burbankca.gov**

**Cc : "City Council DL" citycouncil@burbankca.gov, "Wilke, Judie" JWilke@burbankca.gov, "Prescott, Patrick" PPrescott@burbankca.gov, "csherwood@myburbank.com" csherwood@myburbank.com, "Cremins, Denis" DCremins@burbankca.gov**

**Subject : 1200 North Hollywood Way ~ Request for Traffic Impact Report | Case Number: 00001233**

**Attachment : IMG\_9244\_JPG.html;**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Kim:

This is a Neighborhood Watch Report.

See this URL for the location of the issue:

<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fbit.ly%2F3zX1pg6&data=04%7C01%7Cdkim%40burbankca.gov%7C6feb211783e34de8924808d955e5910b%7C648dae31182b4da299ef2581ab8e8bea%7C0%7C0%7C637635268202877772%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C0&psdata=YiuENoVKHEXKwqWDLqcHwBPX2YcBHOE%2FB%2F25cgvMLUQ%3D&reserved=0>

The Uprise team hereby requests that the Planning Division require that Starbucks pay for a traffic impact study and we ask that the City suspend all consideration until such a study has been properly brought forward in due course and that those who would be affected by such a drive-through Starbucks be given an opportunity to review the traffic impact study, affirm or rebuke such study and give comment.

The following shops already exist in the area that serve the coffee needs of the residents:

Porto's, 3614 W Magnolia Blvd, Burbank, CA 91505 (0.3 miles)  
Coral Café, 3321 W Burbank Blvd, Burbank, CA 91505 (0.4 miles)  
Romancing the Bean, 3413 W Magnolia Blvd, Burbank, CA 91505 (0.5 miles)  
Simply Coffee, 940 N Lima St, Burbank, CA 91505 (0.5 miles)  
The Ugly Mug, 3112 W Burbank Blvd #100, Burbank, CA 91505 (0.5 miles)  
Blvd Cafecito, 3210 W Magnolia Boulevard, Burbank, CA 91505 (0.6 miles)  
The Palm Coffee Bar, 2922 W Magnolia Blvd, Burbank, CA 91505 (0.8 miles)  
Starbucks, 3714 W Verdugo Ave, Burbank, CA 91505 (0.9 miles)  
Starbucks, 2555 N Hollywood Way, Burbank, CA 91505 (1.7 miles)

There are no less than five business establishments that sell coffee within a 0.5 mile radius of the proposed Starbucks drive-through. There is no compelling reason to go beyond existing zoning and issue a CUP for the location. We found no evidence that would support this special use which may be allegedly essential or allegedly desirable to the site, which is why a conditional use permit is considered. Such a use is not allowed as a matter of right within the current zoning district. It is not a good use of taxpayer-funded resources to consider a CUP for a location that has so many similar business establishments already nearby. We believe that the City should make good use of public funds and cancel the hearing and deny the CUP based on the clear and compelling evidence that there is no reason to issue a special exception to the existing zoning. If cancellation is not on the table, then the traffic impact study should be paid for by Starbucks and released for public scrutiny.

Has a traffic impact study been conducted? If yes, who paid for it?



Would you please do the needful.

Yours sincerely,  
The Volunteers  
Uprise

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**Date : 25-Aug-21 12:44:36 AM**  
**From : "Christopher Matthew Spencer" borntodeal@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : 1200 North Hollywood Way**

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Mr. Kim:

I trust you are well.

What are next steps on the aforementioned project?

How many people filed written and oral oppositions to the project?

How many people filed written and oral support?

What is the next step and what are the dates?

As you no doubt are aware, my company is rallying Burbankers to oppose this dangerous configuration and I would like to understand which opportunities exist for future public participation in the process.

V/r,  
CMS

**Date : 12-Aug-21 5:04:01 AM**

**From : "Mikel Hands" [handsonprops@aol.com](mailto:handsonprops@aol.com)**

**To : "Kim, David" [DKim@burbankca.gov](mailto:DKim@burbankca.gov)**

**Subject : Absolutely no Starbucks on Hollywood way it will be a traffic jam  
there's always lines outside all drive-through you will be responsible for  
accidents possible deaths and total congestion there enough with Starbucks.  
I've been a resident for 33 years s...**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sent from my iPhone

**Date : 10-Aug-21 6:21:58 AM**  
**From : "juliemvezina@gmail.com" juliemvezina@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Additional Starbucks on Hollywood Way**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mr. Kim,

My name is Julie Vezina. I am a resident of Burbank and I plead to you not to allow a Starbucks to be built on North Hollywood way and Chandler Blvd. Not only would this be horrific for the traffic flow on both Hollywood way and Chandler but would cause many more lives to be put in danger due to the increased traffic flow and recklessness that can often occur when traffic is blocked. We have already seen lives lost this year with the terrible accident on Glenoaks last week.

Can we compromise with the company and possibly find a location better suited for a drive thru location. Possibly in the new industrial complex on Hollywood way, near San Fernando road, or the location where the California Eatery was.

Please don't disrupt our small but already compact area with another Starbucks that can be a hazard more than a help.

I truly appreciate your time and diligence in helping us make our city so amazing.

Thank you,

Julie Vezina

juliemvezina@gmail.com  
Sent from my iPhone

**Date : 12-Aug-21 1:31:50 AM**  
**From : "Dennis G" siskiyougold@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Bad Idea!**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

1200 HW Way Starbucks?? near the Chandler Obstruction ???

Traffic at Starbucks up the road, at Verdugo & Hollywood Way already blocks the remaining Lane on Verdugo. When they are busy.

**Date : 23-Aug-21 2:25:19 AM**

**From : "John Hammond" jdhammond@mail.com**

**To : "Kim, David" DKim@burbankca.gov**

**Subject : Bad starbucks**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi just to say I'm opposed to another starbucks, especially at such a delicate interchange as Chandler and Hollywood Way.

Please don't. Thank you, John Hammond.

Sent from my iPhone

**Date : 21-Aug-21 10:06:14 PM**

**From : "luda adenskaya" luda\_adens@yahoo.com**

**To : "Kim, David" DKim@burbankca.gov**

**Subject : BOTH**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My family saying No to the Proposed 1200 N. Hollywood Way Starbucks Project,

With respect

Lyudmila A, Burbank resident

Sent from my iPhone

**Date : 12-Aug-21 11:18:58 PM**  
**From : "Carlos Montano" theemotionalidiot@yahoo.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Burbank Starbucks at Chandler**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi there -

I am a resident of that intersection of Chandler and Hollywood Way, and was just notified that there is a planned Starbucks on that corner. My main concern with this project is the drive-through. This area is extremely pedestrian-friendly and bike friendly, and the drive-through seems unnecessary as there is a Starbucks drive-through on Verdugo. As a resident in the area, I have seen numerous accidents on that intersection that drivers find confusing enough. Although the lights were just modified to accommodate bike traffic, it hasn't done much to lessen the confusion. Adding more cars to the mix would be a dangerous hazard for the families, children, pedestrians, and bikers that pass through daily. Instead, I would suggest that Starbucks focus on bike parking that will allow many more bikes to park in the place of one car. Whoever is proposing a drive-through in this area does not know this area well at all. Please look out for our safety. Thank you!

-Carlos Montano



**Date : 07-Aug-21 11:27:37 PM**  
**From : "Lucas Marten" lmarten1661@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Burbank Starbucks Proposal**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello,

I just read about a proposed new Starbucks on Hollywood Way & Chandler. Please, no.

We have plenty of Starbucks in the neighborhood. I've been a resident here more than 20 years, this is a terrible wasteful idea. Let's get something new, was anybody asking for another Starbucks? We can do so much better, I'll be so disappointed if this is the best suggestion the community can come up with.

Plenty of people on Nextdoor are also mentioning the traffic issue it would pose. Please, find something better.

Lucas

**Date : 12-Aug-21 3:09:20 AM**  
**From : "Paul Emerson" writepaule@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Comment for 1200 N Hollywood Way (Permit No. 20-0001437)**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello Mr. Kim;

I am writing with my comments related to the planning permit No. 20-0001437 as I am unable to make the virtual public meeting this evening.

I am writing to vehemently OPPOSE this proposed project, the reasons being listed below:

1. Traffic flow/impact on Hollywood Way.

- The proposed site is at the intersection of Hollywood Way and Chandler Blvd. As the proposed Starbucks will be a drive-thru location, it can only be assumed that the cars waiting to go into the drive-thru will back up into the street and into the intersection (much like they do now at the Starbucks location on Verdugo at Hollywood Way as well as the Starbucks location at Riverside and Camarillo.) Especially with it being at an intersection, this is clearly unsafe and will impact the flow of traffic on an already choked thoroughfare.

2. Chandler Bike Path.

- Hundreds of children, pedestrians, runners, and bikers use the Chandler bike path every day for exercise as well as a safe way to commute across the east valley. The impact on traffic and the potential of cars backing up on Hollywood Way to go into this location will pose an immediate safety risk to those who use it.

3. An abundance of Starbucks locations already in the area.

- There are 20 STARBUCKS LOCATIONS already located in Burbank. The community does not need any more Starbucks locations in our city of roughly 100,000.

4. Impact on local businesses.

- The Magnolia Park area is home to dozens of small businesses, including a handful of coffee shops. Every mega chain that is introduced to the area hurts the proprietors and patrons of these local businesses and makes it that much harder for them to succeed.

Again, I oppose this proposal and implore the city council to deny this permit.

Thank you for your time.

Paul H.

Burbank, CA

91505

**Date : 23-Aug-21 12:04:46 AM**  
**From : "Sapna Kumar" sapkum27@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov, "City Council DL"**  
**citycouncil@burbankca.gov**  
**Subject : Concerned Burbank resident**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

I am a Burbank resident and oppose the construction of yet another Starbucks at 1200 N. Hollywood Way.

Best,  
Sapna Kumar

Date : 17-Aug-21 12:53:55 AM  
From : "Charlie Pecoraro" Charlie@charliepecoraro.com  
To : "Kim, David" DKim@burbankca.gov  
Subject : Concerning Starbucks...

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Kim,

Thank you for your service to our wonderful town of Burbank. I am writing to encourage you to please refuse Starbucks a CUP for the purposes of building their store at the Hollywood Way & Chandler intersection. What makes Burbank, and this *part* of Burbank particularly special, is the variety of independent stores. Magnolia Park is a strong draw for the surrounding area especially because it is a destination where unlike the other parts of the Valley. It is unique. Please help keep Burbank independent, and keep it possible for small businesses to innovate & thrive, without the huge conglomerates like Starbucks driving them out of business, like WholeFoods did to our dearly departed Full o Life.

Thank you for your time.

-=Charlie Pecoraro, 17yr Burbank resident

**Date : 16-Aug-21 10:15:25 PM**  
**From : "Laurel Ostrander" laurel.mick@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Conditional Use Permit for Starbucks at 1200 North Hollywood Way**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello David,

My name is Laurel and I am a homeowner in Burbank's Magnolia Park district. Happy Monday! I am writing to request that you consider denying Starbucks' conditional use permit to build a drive through at 1200 North Hollywood Way. In addition to adding traffic, we already have many wonderful local businesses that sell coffee in the immediate area, including:

- Porto's, 3614 W Magnolia Blvd, Burbank, CA 91505 (0.3 miles)
- Coral Cafe, 3321 W Burbank Blvd, Burbank, CA 91505 (0.4 miles)
- Romancing the Bean, 3413 W Magnolia Blvd, Burbank, CA 91505 (0.5 miles)
- Simply Coffee, 940 N Lima St, Burbank, CA 91505 (0.5 miles)
- The Ugly Mug, 3112 W Burbank Blvd #100, Burbank, CA 91505 (0.5 miles)
- Blvd Cafecito, 3210 W Magnolia Boulevard, Burbank, CA 91505 (0.6 miles)
- The Palm Coffee Bar, 2922 W Magnolia Blvd, Burbank, CA 91505 (0.8 miles)

We've lost so many of our small businesses to the pandemic, and this seems like an opportunity to help those that remain.

Thanks for your time. All the best,

**Laurel Ostrander**  
Television Editor | Netflix | Ultimatum  
P: 443.844.8288

**Date : 30-Aug-21 8:34:01 AM**  
**From : "ciro de guzman" seer1960@hotmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Denying starbuck greed**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Please refuse the starbuck permit. I'm a cyclist and motorist are addicted to Starbucks will run a cyclist just in hurry to get their Coffee regardless of who Is on their way.  
Thank you  
Ciro de guzman

Sent from my T-Mobile 4G LTE Device  
Get [Outlook for Android](#)



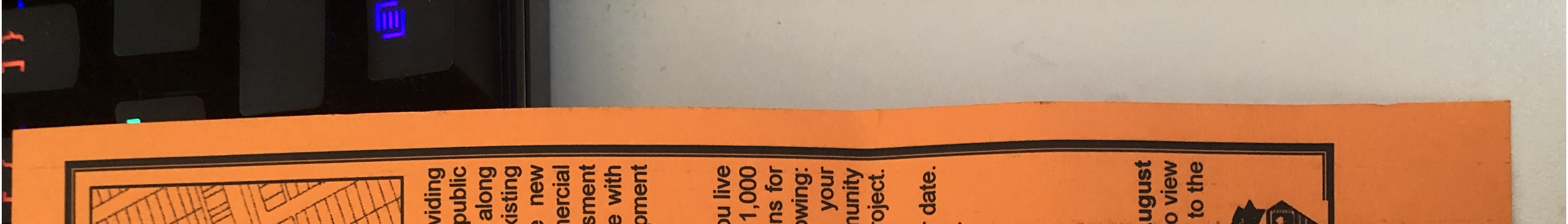
Date : 02-Aug-21 10:41:10 PM  
From : "Prescott, Patrick" PPrescott@burbankca.gov  
To : "Kim, David" DKim@burbankca.gov, "Ramirez, Fred" FRamirez@burbankca.gov  
Subject : FW: CUP  
Attachment : a2d37b0d-3a8c-41a8-ab9f-a2dff68a7e1f.jpg;

Public comment about the proposed Starbucks.

From: Christopher Matthew Spencer <borntodeal@gmail.com>  
Sent: Friday, July 30, 2021 11:10 PM  
To: Prescott, Patrick <PPrescott@burbankca.gov>  
Subject: CUP

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This is one of the worst intersection in Burbank. A drive through Starbucks here will be a traffic flow disaster.







ilding with a surface parking lot pro  
ists of new on-site landscaping and  
s of two existing driveway aprons  
pron along Hollywood Way. The ex  
ould be demolished as part of the  
erty is located within the C-2 (Comm  
conducting an environmental assess  
Class 32 Exemption, in accordance  
velopment Projects) for infill develop

osed project is located near where yo  
residents and property owners within  
d you to know about both your optio  
or the project, which include the follo  
correspondence) so you can share  
icipate in the scheduled virtual comm  
are your thoughts/opinions on, the Pr

approve or deny this project at a later  
to the Planning Board hearing date.

e?

3-238-5250

ankca.gov

online at:

scuss the project on **Wednesday, A**  
ne conference. Instructions on how t  
e meeting will be posted online prior

u.gov/planning





## Notice

ed one-story, 880 square foot  
cks drive-through at 1200 N.  
ood Way.

### What is this?

ice is to let you know that the City  
ank Planning Division will be  
a Community Meeting in regards  
application for a Development  
(DR) and Conditional Use Permit

The Project includes the  
tion of a one-story, 880 square  
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arking spaces. The Project also cons  
way improvements including closure  
r Blvd. and one existing driveway a  
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cial development. The subject prop  
Business) zone. City staff is currently  
roject through the preparation of a  
Guidelines Section 15332 (Infill Dev  
banized areas.

### Why am I getting this?

getting this notice because the prop  
property. This notice was mailed to all  
he Project, to solicit input. We want  
ating in the public outreach process f  
tacting City staff (via call/written-co  
s/opinions on the Project; or (2) parti  
, so you can learn more about, and sh

anning Board will make a decision to a  
up public notice will be sent out prior

### How can I find out more or participate?

he project planner, David Kim, at 818  
il the project planner at: [dkim@burbankca.gov](mailto:dkim@burbankca.gov)  
documents related to this project or  
[www.burbankca.gov/pendingprojects](http://www.burbankca.gov/pendingprojects)

participate in a **Community Meeting** to di  
at 6:00 p.m. held via video/telephon  
ing and submit comments during the  
date at the web address above.

y 28, 2021

Planning Permit No. 20-0001437

Planning Division - [www.burbankca.gov](http://www.burbankca.gov)



**Public  
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**What is**

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 Particip

**11, 2021**

the meet

meeting

Date: Jul

Project: F

Burbank



**Date :** 10-Aug-21 5:41:58 AM  
**From :** "Prescott, Patrick" PPrescott@burbankca.gov  
**To :** "Kim, David" DKim@burbankca.gov  
**Subject :** FW: Hollywood Way Starbucks

---

**From:** Frutos, Bob <BFrutos@burbankca.gov>  
**Sent:** Sunday, August 8, 2021 6:55 PM  
**To:** Prescott, Patrick <PPrescott@burbankca.gov>  
**Subject:** Fwd: Hollywood Way Starbucks

Sent from my iPad

Begin forwarded message:

**From:** Justin Bell <[composerbell@gmail.com](mailto:composerbell@gmail.com)>  
**Date:** August 8, 2021 at 3:47:19 PM PDT  
**To:** City Council DL <[citycouncil@burbankca.gov](mailto:citycouncil@burbankca.gov)>  
**Subject:** Hollywood Way Starbucks

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi City Council,

I am a Burbank resident who lives a mile from Porto's. The traffic that that business creates is intense.

Zones are made for a reason. Unless you are absolutely confident that cars won't spill over and block street lanes from the Starbucks drive through, Please, DO NOT re-zone just for a Starbucks! Let them build some place where their overflow traffic will hit a less main street, at the very least!

Justin Bell

<http://www.composerbell.com>

[http://www.imdb.com/name/nm4116529/?ref\\_=fn\\_al\\_nm\\_1](http://www.imdb.com/name/nm4116529/?ref_=fn_al_nm_1)

**Date :** 10-Aug-21 5:41:27 AM  
**From :** "Prescott, Patrick" PPrescott@burbankca.gov  
**To :** "Kim, David" DKim@burbankca.gov  
**Subject :** FW: No more Starbucks, please

---

**From:** Frutos, Bob <BFrutos@burbankca.gov>  
**Sent:** Sunday, August 8, 2021 6:55 PM  
**To:** Prescott, Patrick <PPrescott@burbankca.gov>  
**Subject:** Fwd: No more Starbucks, please

Sent from my iPad

Begin forwarded message:

**From:** Carlo Panno <[carlopanno@me.com](mailto:carlopanno@me.com)>  
**Date:** August 8, 2021 at 3:17:02 PM PDT  
**To:** City Council DL <[citycouncil@burbankca.gov](mailto:citycouncil@burbankca.gov)>  
**Subject:** No more Starbucks, please

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I would like to register my opposition to the installation of a Starbucks at 1200 N. Hollywood Way in the strongest possible terms. As a resident of Burbank for more than 20 years, I believe I have some standing on this issue.

The imposition of a Starbucks, besides being unnecessary, would draw business from locally-owned coffee houses like Priscilla's and The Ugly Mug — and TWO OTHER STARBUCKS LOCATIONS.

Please do not approve this rapacious attempt to monopolize coffee houses in Burbank.

— Carlo Panno

Sent from my iPad

**Date :** 10-Aug-21 5:42:07 AM  
**From :** "Prescott, Patrick" PPrescott@burbankca.gov  
**To :** "Kim, David" DKim@burbankca.gov  
**Subject :** FW: NO STARBUCKS

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**From:** Frutos, Bob <BFrutos@burbankca.gov>  
**Sent:** Sunday, August 8, 2021 6:54 PM  
**To:** Prescott, Patrick <PPrescott@burbankca.gov>  
**Subject:** Fwd: NO STARBUCKS

Sent from my iPad

Begin forwarded message:

**From:** Rick Roswell <[ibeg2dfr@gmail.com](mailto:ibeg2dfr@gmail.com)>  
**Date:** August 8, 2021 at 4:04:53 PM PDT  
**To:** City Council DL <[citycouncil@burbankca.gov](mailto:citycouncil@burbankca.gov)>  
**Subject:** NO STARBUCKS

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The Chandler Bike Path neighborhood needs a Starbucks on Chandler and Hollywood Way, like a moose needs a hat rack! Totally unnecessary!  
Do NOT approve!

**Date :** 10-Aug-21 5:42:26 AM  
**From :** "Prescott, Patrick" PPrescott@burbankca.gov  
**To :** "Kim, David" DKim@burbankca.gov  
**Subject :** FW: No to the New Starbucks on N Hollywood Way

---

**From:** Frutos, Bob <BFrutos@burbankca.gov>  
**Sent:** Sunday, August 8, 2021 6:53 PM  
**To:** Prescott, Patrick <PPrescott@burbankca.gov>  
**Subject:** Fwd: No to the New Starbucks on N Hollywood Way

Sent from my iPad

Begin forwarded message:

**From:** Aaron <[artsstudent@gmail.com](mailto:artsstudent@gmail.com)>  
**Date:** August 8, 2021 at 4:39:22 PM PDT  
**To:** City Council DL <[citycouncil@burbankca.gov](mailto:citycouncil@burbankca.gov)>  
**Subject:** No to the New Starbucks on N Hollywood Way

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern:

There are countless, locally owned coffee shops in that area of Hollywood Way and Magnolia. I say no to more Starbucks and given that Portos can't seem to manage the flow of traffic in and out of their parking lot on a very regular basis, I'm confident in saying that Starbucks will do no better, if not exacerbate the situation even further.

NO, please no, to another Starbucks, another drive thru that will hinder and disadvantage for the sake of corporate profit.

Sincerely,

A Citizen and Voter of Burbank

**Date :** 10-Aug-21 10:48:47 PM  
**From :** "Prescott, Patrick" PPrescott@burbankca.gov  
**To :** "Kim, David" DKim@burbankca.gov  
**Subject :** FW: Rejection of Proposed Drive through Starbucks on Hollywood Way and Chandler

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**From:** Frutos, Bob <BFrutos@burbankca.gov>  
**Sent:** Monday, August 9, 2021 6:11 PM  
**To:** Prescott, Patrick <PPrescott@burbankca.gov>  
**Subject:** Fwd: Rejection of Proposed Drive through Starbucks on Hollywood Way and Chandler

Sent from my iPad

Begin forwarded message:

**From:** Brittany Mccarthy <[brittwearspearls@gmail.com](mailto:brittwearspearls@gmail.com)>  
**Date:** August 9, 2021 at 2:21:28 PM PDT  
**To:** City Council DL <[citycouncil@burbankca.gov](mailto:citycouncil@burbankca.gov)>  
**Subject:** Rejection of Proposed Drive through Starbucks on Hollywood Way and Chandler

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

You cannot put a drive-through starbucks in this spot. Not only will it take business away from the local coffee shops all over Magnolia Park, it doesn't even make sense for it to be there. There is a Starbucks by the airport, and a Starbucks drive through a few blocks from this proposed location. I am completely disgusted that this is happening to Burbank. Putting in a Target and a Goodwill around this area was bad, but this is just ridiculous. Do NOT support these huge corporations. THIS IS NOT BURBANK. Burbank is a proponent of small business. Burbank has some of the best independently owned coffee shops that I've ever been to in my life. Not to mention how it will affect that area.

Chandler is a walking path for many pedestrians, cyclists, and families. This Drive-through will cause traffic jams, it will make climate change worse by adding yet another drive through business, it will affect the air quality of all the housing nearby, and more than anything else it physically makes no sense to place it there. Please put a locally owned business there instead. A lot of the new developments that I see coming into Burbank remind me of Glendale- and have you seen what has happened to Glendale? A lot of high rise, empty apartments that the regular person cannot afford. They are

being priced out. We do not want this happening in Burbank. If Burbank continues in this direction we are highly considering moving. That is how serious this is.

Brittany Mccarthy  
Burbank Resident



**Date : 10-Aug-21 5:41:06 AM**  
**From : "Prescott, Patrick" PPrescott@burbankca.gov**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : FW: STARBUCKS REQUEST FOR A CUP**

As I mentioned, I will forward any emails I do not see you copied on.

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**From:** Frutos, Bob <BFrutos@burbankca.gov>  
**Sent:** Sunday, August 8, 2021 6:56 PM  
**To:** Prescott, Patrick <PPrescott@burbankca.gov>  
**Subject:** Fwd: STARBUCKS REQUEST FOR A CUP

Sent from my iPad

Begin forwarded message:

**From:** Ann McGrew <[annnet2003@sbcglobal.net](mailto:annnet2003@sbcglobal.net)>  
**Date:** August 8, 2021 at 2:25:35 PM PDT  
**To:** City Council DL <[citycouncil@burbankca.gov](mailto:citycouncil@burbankca.gov)>  
**Subject:** STARBUCKS REQUEST FOR A CUP  
**Reply-To:** Ann McGrew <[annnet2003@sbcglobal.net](mailto:annnet2003@sbcglobal.net)>

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I strongly oppose granting Starbucks a CUP to allow a drive through at 1200 N Hollywood Way.

I am a homeowner in the Magnolia Park area of Burbank.

I oppose Starbucks in general because they destroy small businesses. The traffic congestion will be unbearable. Traffic accidents will likely increase, plus the threat to those families and individuals using Chandler bike path will be at a heightened safety risk.

Lastly, we don't need our bike path looking it does like a mile west in North Hollywood. Starbucks attracts a decent percent of undesirable clients and our police force is stretched enough to provide safety to our community. Adding another Starbucks to basically a residential neighborhood will be devastating.

Car burglaries, thefts, home burglaries and more will increase if Starbucks is allowed to destroy our neighborhood.

Janet Moulin

[Sent from AT&T Yahoo Mail on Android](#)  
[Sent from AT&T Yahoo Mail on Android](#)

**Date :** 06-Aug-21 8:05:18 PM  
**From :** "Ramirez, Fred" FRamirez@burbankca.gov  
**To :** "Kim, David" DKim@burbankca.gov, "Kriske, David" DKriske@burbankca.gov, "Villa, Daniel" DVilla@burbankca.gov, "Plambaeck, Scott" SPlambaeck@burbankca.gov  
**Subject :** Fwd: Conditional use permit for another Starbucks

FYI  
Get [Outlook for iOS](#)

---

**From:** Kramer, Bob <BKramer@burbankca.gov>  
**Sent:** Friday, August 6, 2021 5:14:51 AM  
**To:** erika.barcenas@yahoo.com <erika.barcenas@yahoo.com>  
**Cc:** Hess, Justin <JHess@burbankca.gov>; Wilke, Judie <JWilke@burbankca.gov>; Ramirez, Fred <FRamirez@burbankca.gov>; Prescott, Patrick <PPrescott@burbankca.gov>; City Council DL <citycouncil@burbankca.gov>; Pfrommer, John <JPfrommer@burbankca.gov>; Stone, Fletcher <FStone@burbankca.gov>; Cremins, Denis <DCremins@burbankca.gov>; Yu, Edward <EYu@burbankca.gov>; Berkman, Ken <KBerkman@burbankca.gov>  
**Subject:** RE: Conditional use permit for another Starbucks

Erika

Thank you for your email. I am going to send it on to appropriate staff.

Sincerely

BobK

Begin forwarded message:

**From:** Erika Gomez <[erika.barcenas@yahoo.com](mailto:erika.barcenas@yahoo.com)>  
**Date:** August 5, 2021 at 4:25:28 PM PDT  
**To:** City Council DL <[citycouncil@burbankca.gov](mailto:citycouncil@burbankca.gov)>  
**Subject:** Conditional use permit for another Starbucks

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Starbucks new conditional permit 1200 north Hollywood way. How is a drive thru Starbucks in any way essential. This will cause so much more unnecessary traffic in an already crowded street. Just like the other Starbucks it will block entire lanes. I do not see any benefit in this Starbucks, there are many other coffee shops within this area. Burbank is already crazy congested with Porto's, Starbucks, new

canes. For a town who's proud of supporting small businesses this seems like an awful idea to put another huge chain blocks away from local shops and deem them essential just because they will only cater to drive thru customers. I like blocks away from this location and do not want to see all the traffic and road rage this will bring to my neighborhood. Please reconsider this "essential Starbucks" consider putting in an actual essential business. I can already see all the garbage, noise, traffic that will come as a result. The mini target is so disgusting with trash overflowing and a really bad stench. This is exactly what the future of the drive thru Starbucks will look like. We already have a drive thru by sprouts and don't need another. There are far too many huge chains killing our small businesses don't facilitate them. Burbank is a small community of locals who do not approve of this permit. I'm also concerned with the safety repercussions this will bring.

Sent from my iPhone

Date : 16-Aug-21 9:35:41 PM  
From : "Michelle Crochet" [mfcrochet@gmail.com](mailto:mfcrochet@gmail.com)  
To : "Kim, David" [DKim@burbankca.gov](mailto:DKim@burbankca.gov)  
Cc : "Gerren Crochet" [gerren@gmail.com](mailto:gerren@gmail.com)  
Subject : Fwd: No to Starbucks on hollywood and chandler  
Attachment : image001.jpg;

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hi Mr. Kim-  
We are opposed! Thank you

----- Forwarded message -----

From: **Schultz, Nick** <[NSchultz@burbankca.gov](mailto:NSchultz@burbankca.gov)>  
Date: Sun, Aug 15, 2021 at 9:06 PM  
Subject: RE: No to Starbucks on hollywood and chandler  
To: Michelle Crochet <[mfcrochet@gmail.com](mailto:mfcrochet@gmail.com)>

Good evening Michelle,

Thank you very much for the message. I'd just like to note a few important details that I hope you will find to be helpful! My understanding is that a request has been submitted by the project proponent to the City of Burbank for the proposed construction of a Starbucks drive-thru at the location referenced in your message. This involves their request for development review and issuance of a conditional use permit by the Burbank Planning Board. However, the project has not yet been approved.

Please note that David Kim with the Community Development Department is available to answer your questions and to detail the project review process that will be applicable in this case. I encourage you to correspond directly with Mr. Kim for additional information about the project details and the procedural steps moving forward. Mr. Kim can be reached at [DKim@burbankca.gov](mailto:DKim@burbankca.gov) or at (818) 238-5250.

Ultimately, the project will be presented to the Planning Board for consideration. Consequently, I would recommend that you share your opinions with the developer, city staff, and the members of the Burbank Planning Board. Thank you again for taking the time to share your concerns with all of us. It's an honor and privilege to serve you. Have a great evening!

Sincerely,

**Nick Schultz**

Burbank City Councilmember

Burbank City Hall

[275 E Olive Avenue](#)

[Burbank, CA 91502](#)

(818) 238-5750

[Nschultz@burbankca.gov](mailto:Nschultz@burbankca.gov)



---

**From:** Michelle Crochet <[mfcrochet@gmail.com](mailto:mfcrochet@gmail.com)>

**Sent:** Sunday, August 15, 2021 9:04 PM

**To:** City Council DL <[citycouncil@burbankca.gov](mailto:citycouncil@burbankca.gov)>; Kim, David  
<[DKim@burbankca.gov](mailto:DKim@burbankca.gov)>

**Subject:** No to Starbucks on hollywood and chandler

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I'm opposed to the Starbucks project at this intersection. We have one just down the street and rather we can continue to support local business.

Thank you

Michelle

Order Licensed Version to Remove Watermark

Date : 06-Aug-21 1:13:11 AM  
From : "S Kelman" [sylviakelman@gmail.com](mailto:sylviakelman@gmail.com)  
To : "Kim, David" [DKim@burbankca.gov](mailto:DKim@burbankca.gov)  
Subject : Fwd: Proposed Starbucks on 1200 Block of Hwy

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

----- Forwarded message -----

From: S Kelman <[sylviakelman@gmail.com](mailto:sylviakelman@gmail.com)>  
Date: Thu, Aug 5, 2021 at 1:03 PM  
Subject: Proposed Starbucks on 1200 Block of Hwy  
To: <[dkim@burbank.gov](mailto:dkim@burbank.gov)>

Hello Mr. Kim,

I am writing to you regarding the proposed Starbuck project on the 1200 block of Hollywood Way. I live on a neighboring street off of Chandler and I don't want to see my neighborhood negatively impacted by a busy Starbucks on the corner. Here are a couple of reasons:

Am and Pm drive times along Chandler and Hollywood Way are heavily congested and impact side streets already.

We have in our area at least 4-5 mom and pop local coffee shops within walking distance I want to see thrive and not be overtaken by a corp company.

I don't want to see our Chandler walking/biking people/families to be impacted by a negative traffic situation in an already compact environment.

I don't see how people could be monitored to enter and exit appropriately in that area and it seems customers could only enter going North on Hollywood Way - which would cause a traffic back up. Anyone trying to enter on Chandler would also cause a traffic back up along that area - in area where there is less clearance to make turns and if you are not from the area people are constantly confused as to the one-way sides of the street on both sides of the Chandler pathway.

Please reconsider this area as a proposed site - this would cause chaos in an otherwise quiet and consumed area.

Thank you-



--

*Sylvia Kelman*

--

*Sylvia Kelman*

**Date : 26-Aug-21 8:29:52 PM**  
**From : "Matthew Cuny" mcuny@hotmail.com**  
**To : "Kim, David" DKim@burbankca.gov, "City Council DL" citycouncil@burbankca.gov**  
**Cc : "stopthem@saynotostarbucks.site" stopthem@saynotostarbucks.site**  
**Subject : Fwd: Say No to the Proposed 1200 N. Hollywood Way Starbucks Project**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello Burbank and David,

Please receive my objection to the proposed Starbucks at 1200 North Hollywood Way.

As a resident of Burbank for 7 years and daily commuter going north and south on N. Hollywood Way, the Chandler intersection/bike path can already a long light and bottleneck. In addition to the 40+ Amazon vans I now drive with or see on my to and from work on NHW, traffic has been effected due to Portos and the construction from Victory to the 5 Freeway. Any further delays on this route is effectively killing a major throughway in Burbank to quickly move about for those of us who live and work here and need to get through our city efficiently.

Chandler is already a trick intersection with three streets going through one enlarged intersection with a bike path running through the middle of it. This is not the place for a business like this.

As the Say no to Starbucks initiative informed me there are 9 places to get coffee with in 1.5 miles of this location. That's plenty. How many places does one need - truly? It's plenty. Does our city need 10+ places to get coffee in such a small area? Put it somewhere else in the city for sure! Additionally there is a drive through Starbucks at N. Hollywood Way and Verdugo just a few minutes away that opened just a few years ago and backs up on to Verdugo daily already - effectively making Verdugo a one lane street - and block driveways and intersections.

Environmentally we don't need another line of cars idling for periods time waiting for a coffee. How climate change oriented this plan is. Right next to bike and running paths. Cough Cough.

I'm tired of Amazon vans parking in the middle of the street or just stopping in the right most lane of NHW to deliver packages effectively turning sections of NHW into a one lane street. Now add 20 cars waiting for coffee plus amazon trying to deliver or get through this intersection. Please no.

The planning and thought process here to get another business for Burbank at the detriment of moving through the city is not worth disrupting what makes Burbank...Burbank. A small city that is efficient and friendly and desirable to live in. I don't want more traffic and delays. I don't want to lose the quality of living here in LA but living in a city that actually works and is a pleasure it live in.

With all the new group and revitalization happening let's not forget why we are willing to live and pay to be residents.

If you don't personally drive this way each day, please don't make it worse for the rest of the citizens by building a Starbucks at this location.

Respectfully,  
Matthew Cuny  
Resident and Tax Payer

----- Forwarded message -----

From: Say No to Starbucks <stopthem@saynotostarbucks.site>  
Date: Aug 20, 2021 at 6:54:58 PM  
Subject: Say No to the Proposed 1200 N. Hollywood Way Starbucks Project  
To: [mcuny@hotmail.com](mailto:mcuny@hotmail.com) <[mcuny@hotmail.com](mailto:mcuny@hotmail.com)>

## Protect Burbank's Very Special Qualities

Starbucks wants to construct a drive-through location at 1200 North Hollywood Way with an ingress on the very busy Hollywood Way and the egress into the narrow alley. Burbank has an abundance of Starbucks locations, including two Burbank drive throughs. In an effort to preserve the quality of living in Burbank, ask the City to deny the Conditional Use Permit for this project. The traffic congestion that this will cause, will take away from the very special quality that Burbank possess, the small town feel in the very large town of Los Angeles.

Traffic will be blocked and this will cause daily gridlock. Amazon deliveries are already increasing traffic in both directions of Hollywood Way now that their operations at Avion have begun. 862 apartments will be constructed at the former Fry's Electronics site, creating even more traffic in both directions on Hollywood Way.

The Chandler Bikeway is an important recreational area for residents and the intersection of Chandler and Hollywood Way is already confusing. Many motorists drive on the wrong side of the road because the North Hollywood part of Chandler has one-way traffic while Burbank has two-way traffic on both sides.

Cyclists and pedestrians will be endangered by the vehicular chaos at this already-confusing stop light.

You can predict exactly how this will turn out by simply watching [this video](#) showing the traffic jam Portos causes on a regular basis.

The location is not zoned for a drive-through Starbucks which is why the company has applied for a Conditional Use Permit (CUP) to ask Burbank to make an exception on the zoning.

We do not need additional coffee businesses in the area. We do not need to agree to a special zoning exception. There are oodles of coffee places in walking distance to the proposed site.

These businesses serve coffee nearby:

- Porto's, 3614 W Magnolia Blvd, Burbank, CA 91505 (0.3 miles)
- Coral Cafe, 3321 W Burbank Blvd, Burbank, CA 91505 (0.4 miles)
- Romancing the Bean, 3413 W Magnolia Blvd, Burbank, CA 91505 (0.5 miles)
- Simply Coffee, 940 N Lima St, Burbank, CA 91505 (0.5 miles)
- The Ugly Mug, 3112 W Burbank Blvd #100, Burbank, CA 91505 (0.5 miles)
- Blvd Cafecito, 3210 W Magnolia Boulevard, Burbank, CA 91505 (0.6 miles)
- The Palm Coffee Bar, 2922 W Magnolia Blvd, Burbank, CA 91505 (0.8 miles)
- Starbucks, 3714 W Verdugo Ave, Burbank, CA 91505 (0.9 miles)
- Starbucks, 2555 N Hollywood Way, Burbank, CA 91505 (1.7 miles)

A community meeting was held on Wednesday, August 11, 2021 so that the City and Starbucks could hear from residents directly. 31 callers gave their opinion and all of them were in opposition to the proposed drivethrough.

It is essential that you take action immediately.

**Action #1: Call the City of Burbank project planner David Kim at (818) 238-5250 \*\*\*press the pound key # to bypass his long greeting\*\*\* and he has voicemail so you can call and leave a message any time.**

**Action #2: Email your objection to the project BOTH to [dkim@burbankca.gov](mailto:dkim@burbankca.gov) and to [citycouncil@burbankca.gov](mailto:citycouncil@burbankca.gov) today**

We must fight to preserve the quality of our community. We don't need a Starbucks at every street corner and we don't need a traffic jam every day making life very bad in Magnolia Park. There's a reason so many people want to live in Burbank--we fight hard to preserve our beautiful way of life.

Date : 18-Aug-21 10:19:00 PM  
From : "cupir2" cupir2@gmail.com  
To : "Kim, David" DKim@burbankca.gov  
Subject : Hollywood Way Starbucks

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am opposed to the plan to create a Starbucks drive thru on Hollywood Way at Chandler. This is already a difficult intersection to cross from the side streets. Adding the outflow from a Starbucks onto the already slow to clear Chandler will, I believe, create traffic and safety problems. Cars that exit north thru the alley will create the same problems near Burbank Blvd which is also prone to traffic because of the way the side streets merge at Burbank Blvd and Hollywood Way.

--

Ken Brain  
[cupir2@gmail.com](mailto:cupir2@gmail.com)

**Date : 09-Aug-21 3:47:38 AM**  
**From : "Justin Bell" composerbell@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Hollywood Way Starbucks**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear Mr. David Kim,

I am a Burbank resident who lives a mile from Porto's. The traffic that that business creates is intense, it overflows for a whole block or more regularly.

Zones are made for a reason. Unless you are absolutely confident that cars won't spill over and block street lanes from the Starbucks drive through, Please, DO NOT re-zone just for a Starbucks! Let them build some place where their overflow traffic will hit a less main street, at the very least!

Justin Bell

<http://www.composerbell.com>

[http://www.imdb.com/name/nm4116529/?ref=fn\\_al\\_nm\\_1](http://www.imdb.com/name/nm4116529/?ref=fn_al_nm_1)

**Date : 11-Aug-21 4:40:07 AM**  
**From : "Michael Voelker" michael\_voelker@yahoo.com**  
**To : "Kim, David" DKim@burbankca.gov, "City Council DL"**  
**citycouncil@burbankca.gov**  
**Subject : Horrible Starbucks Idea at Chandler**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Please stop the madness. The city does not need another Starbucks, let alone a drive through one at a bad/confusing intersection. Please don't give in to these developers. The proposed location at the corner of Hollywood Way and Chandler cannot handle it. As a resident on Clark, a few blocks away, that constantly has to deal with Portos traffic backing up in front of my house where I can't even get out my driveway, I understand the frustration of dealing with these ridiculous crowds. PLEASE, for the sake of our community, do not allow this bad idea to happen.

Regards,  
Michael Voelker

**Michael Voelker**  
**Mr. Mayor - Universal Television**  
**Set Decorator**  
**323.363.2797**

**Date : 24-Aug-21 1:09:06 AM**  
**From : "Rafal Staros" rstaros26@yahoo.com**  
**To : "Kim, David" DKim@burbankca.gov, "City Council DL" citycouncil@burbankca.gov**  
**Subject : I support the Proposed 1200 N. Hollywood Way Starbucks Project**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

I am in support of the new Starbucks and accompanying drive-thru along with the new jobs it will bring.

Thank you  
Rafal Staros-Caldwell  
Begin forwarded message:

**From:** Say No to Starbucks <stopthem@saynotostarbucks.site>  
**Date:** August 22, 2021 at 12:02:11 PM PDT  
**To:** RSTAROS26@yahoo.com  
**Subject:** Say No to the Proposed 1200 N. Hollywood Way Starbucks Project

## Protect Burbank's Very Special Qualities

Starbucks wants to construct a drive-through location at 1200 North Hollywood Way with an ingress on the very busy Hollywood Way and the egress into the narrow alley. Burbank has an abundance of Starbucks locations, including two Burbank drive throughs. In an effort to preserve the quality of living in Burbank, ask the City to deny the Conditional Use Permit for this project. The traffic congestion that this will cause, will take away from the very special quality that Burbank possess, the small town feel in the very large town of Los Angeles.

Traffic will be blocked and this will cause daily gridlock. Amazon deliveries are already increasing traffic in both directions of Hollywood Way now that their operations at Avion have begun. 862 apartments will be constructed at the former Fry's Electronics site, creating even more traffic in both directions on Hollywood Way.

The Chandler Bikeway is an important recreational area for residents and the intersection of Chandler and Hollywood Way is already confusing. Many motorists drive on the wrong side of the road because the North Hollywood part of Chandler has one-way traffic while Burbank has two-way traffic on both sides.

Cyclists and pedestrians will be endangered by the vehicular chaos at this already-confusing stop light.



You can predict exactly how this will turn out by simply watching [this video](#) showing the traffic jam Portos causes on a regular basis.

The location is not zoned for a drive-through Starbucks which is why the company has applied for a Conditional Use Permit (CUP) to ask Burbank to make an exception on the zoning.

We do not need additional coffee businesses in the area. We do not need to agree to a special zoning exception. There are oodles of coffee places in walking distance to the proposed site.

These businesses serve coffee nearby:

- Porto's, 3614 W Magnolia Blvd, Burbank, CA 91505 (0.3 miles)
- Coral Cafe, 3321 W Burbank Blvd, Burbank, CA 91505 (0.4 miles)
- Romancing the Bean, 3413 W Magnolia Blvd, Burbank, CA 91505 (0.5 miles)
- Simply Coffee, 940 N Lima St, Burbank, CA 91505 (0.5 miles)
- The Ugly Mug, 3112 W Burbank Blvd #100, Burbank, CA 91505 (0.5 miles)
- Blvd Cafecito, 3210 W Magnolia Boulevard, Burbank, CA 91505 (0.6 miles)
- The Palm Coffee Bar, 2922 W Magnolia Blvd, Burbank, CA 91505 (0.8 miles)
- Starbucks, 3714 W Verdugo Ave, Burbank, CA 91505 (0.9 miles)
- Starbucks, 2555 N Hollywood Way, Burbank, CA 91505 (1.7 miles)

A community meeting was held on Wednesday, August 11, 2021 so that the City and Starbucks could hear from residents directly. 31 callers gave their opinion and all of them were in opposition to the proposed drivethrough.

It is essential that you take action immediately.

**Action #1: Call the City of Burbank project planner David Kim at (818) 238-5250 \*\*\*press the pound key # to bypass his long greeting\*\*\* and he has voicemail so you can call and leave a message any time.**

**Action #2: Email your objection to the project BOTH to [dkim@burbankca.gov](mailto:dkim@burbankca.gov) and to [citycouncil@burbankca.gov](mailto:citycouncil@burbankca.gov) today**

We must fight to preserve the quality of our community. We don't need a Starbucks at every street corner and we don't need a traffic jam every day making life very bad in Magnolia Park. There's a reason so many people want to live in Burbank--we fight hard to preserve our beautiful way of life.

Date : 12-Aug-21 2:46:13 AM  
From : "Zhen Li" zyl08@my.fsu.edu  
To : "City Council DL" citycouncil@burbankca.gov, "Kim, David"  
DKim@burbankca.gov  
Subject : I SUPPORT THE STARBUCKS SITE FW: Say No to the Proposed  
1200 N. Hollywood Way Starbucks Project

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

The prediction from the mass email below is faulty - suggesting a Starbucks at the current location will add heavy traffic jams simply because Porto's has so much traffic.

The traffic to Porto's is the result of Porto's traffic, not another coffee shop.

There's a possibility that a Starbucks in the right location could help ease the traffic on Hollywood Way simply due to being easy access, drive-thru location.

Although Porto's won't like the competition, and would probably not approve of this message I am writing, perhaps a few customers each day getting their coffee and some pastries from Starbucks could ease the strain on Hollywood Way.

It also provides a nice fun spot for Chandler path Dog Walkers or Joggers to take a quick break. And if Starbucks implements their "traffic flow" properly, it could be a part of helping to control the flow of traffic through N Hollywood Way while keeping it safe for Chandler Path people.

Plus, with Amazon opening right by the airport, a lot more is happening with Burbank that means it needs the right amenities.

Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: Say No to Starbucks <stopthem@saynotostarbucks.site>  
Date: 8/11/21 12:45 (GMT-08:00)  
To: Zhen Li <zyl08@my.fsu.edu>  
Subject: \*\*\*VIRTUAL MEETING TONIGHT\*\*\* Say No to the Proposed 1200 N. Hollywood Way Starbucks Project

**Stop This VERY Dangerous Idea!**

Starbucks wants to construct a drive-through location at 1200 North Hollywood Way.

This is a horrible idea.

Traffic will be blocked and this will cause daily gridlock. The image below is what a typical Starbucks drive-through line looks like in the morning.

Cyclists and pedestrians will be endangered by the vehicular chaos at this already-confusing stop light. You know this because you have seen it with your own eyes.

You can predict exactly how this will turn out by simply watching [this video](#) showing the traffic jam Portos causes on a regular basis. It's clear we cannot have this Starbucks at this location.

The location is not zoned for a drive-through Starbucks which is why the company has applied for a Conditional Use Permit (CUP) to ask Burbank to make an exception on the zoning!

We do not need additional coffee businesses in the area. We do not need to agree to a special zoning exception. There are oodles of coffee places in walking distance to the proposed site.

- Porto's, 3614 W Magnolia Blvd, Burbank, CA 91505 (0.3 miles)
- Coral Cafe, 3321 W Burbank Blvd, Burbank, CA 91505 (0.4 miles)
- Romancing the Bean, 3413 W Magnolia Blvd, Burbank, CA 91505 (0.5 miles)
- Simply Coffee, 940 N Lima St, Burbank, CA 91505 (0.5 miles)
- The Ugly Mug, 3112 W Burbank Blvd #100, Burbank, CA 91505 (0.5 miles)
- Blvd Cafecito, 3210 W Magnolia Boulevard, Burbank, CA 91505 (0.6 miles)
- The Palm Coffee Bar, 2922 W Magnolia Blvd, Burbank, CA 91505 (0.8 miles)
- Starbucks, 3714 W Verdugo Ave, Burbank, CA 91505 (0.9 miles)

- Starbucks, 2555 N Hollywood Way, Burbank, CA 91505  
(1.7 miles)

It is essential that you take action immediately.

Action #1: Call the City of Burbank project planner David Kim at  
(818) 238-5250

Action #2: Email your objection to the project BOTH to  
[dkim@burbankca.gov](mailto:dkim@burbankca.gov) and to [citycouncil@burbankca.gov](mailto:citycouncil@burbankca.gov) *today*

Action #3: Attend the virtual Community Meeting by clicking the  
link below on Wednesday, August 11, 2021 at 6:00 p.m.

We must fight to preserve the quality of our community and stop  
this very bad idea. We don't need a Starbucks at every street  
corner and we don't need a traffic jam every day making life very  
bad in Magnolia Park.

**Click to Attend**

Say No to the Proposed Starbucks at 1200 North Hollywood Way,  
Burbank

A privately-funded project

Box 6789, Burbank, California 91510

[Unsubscribe instantly](#)

**Date : 23-Aug-21 10:47:45 PM**  
**From : "Jeff Wright" mrjrwright@me.com**  
**To : "City Council DL" citycouncil@burbankca.gov, "Kim, David" DKim@burbankca.gov**  
**Subject : In Opposition to Starbucks Development at 1200 N Hollywood Way**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Esteemed City Council Members and Mr. Kim:

I am writing today in opposition to the proposed Starbucks development at 1200 N. Hollywood Way.

Hollywood Way is a heavily traveled street in Burbank, and the intersection of Hollywood Way and Chandler Bl is one of the more confusing intersections in the city. By adding yet another Starbucks, which on its own seems unnecessary, and putting it at this intersection, I believe the city would see a significant increase in traffic congestion as well as traffic collisions that potentially involve bicycles and pedestrians because of the proximity to the bike path.

Further, with the amount of congestion created by Porto's (Hollywood Way and Magnolia) as well as the increase in Amazon delivery vehicle traffic emanating from their location near the airport, Hollywood Way is fast becoming a traffic nightmare that would only get worse with the addition of a Starbucks Drive Through.

As a Burbank resident, I strongly oppose this project and I sincerely hope that the City Council and the Planning Department reject this proposed Starbucks location.

Thank you,

Jeff Wright

**Date : 04-Aug-21 4:55:12 AM**  
**From : "Cory" aceshigh14@yahoo.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : New Hollywood Way Starbucks**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

As a long time resident of Magnolia Park and one who lives fairly close to Chandler/Hollywood Way, I was quite surprised to hear about the proposed Starbucks going in at the corner where the BMW shop currently is. I find this to be a terrible idea.

Don't get me wrong, I LOVE Starbucks. I really do. But that location for a drive through is an atrocious idea. Has anyone in city planning watches the Starbucks drive through on Verdugo/Hollywood Way? It backs up into the street. FREQUENTLY. I was there the other morning when it was so backed up that the cars blocked the entrance/exit near Menchie's. No one could get out or come in until the line moved up. It gets bad.

But the one saving grace for that location is that it has a shoulder for the line to not impede traffic (beyond the blocking of driveways that is). Putting a drive through on Hollywood Way will back up the traffic and it will have nowhere to go. There is no shoulder. That lane will be all stop with only one lane left for traffic to flow freely.

Plus them coming in on HW and leaving through the alley to Chandler? Not good. The intersection is tough enough with the bike path and then only letting alternating sides of Chandler go every 2-3 minutes. Not to mention we already have plenty of people who don't realize that Chandler is NOT a one way street. I see people on the wrong side all the time. You get people from out of town that go through the driveway and are directed back to Chandler, might line up on the wrong side of the street. Huge mess just waiting to happen.

As a home owner that will be affected by this new traffic jam, please hear me when I say I do not want this Starbucks drive through to be put in my neighborhood.

Thank you.  
Cory Hartung

Date : 12-Aug-21 3:36:23 AM  
From : "AG CREATIVE" info.agcreative@gmail.com  
To : "Kim, David" DKim@burbankca.gov, "City Council DL"  
citycouncil@burbankca.gov  
Subject : New Starbucks ♥ □ □

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I got this crazy email from someone trying to stop this starbucks from opening but i live in the neighborhood and i think this sounds like an amazing idea! Imagine how many people walking on the bike path can just cross the street and enjoy this! i love it - and its close to my house i can walk! and also the traffic ( if it causes any) would just be going down hollywood way anyways which is always busy and the line for portos would always exceed this starbucks line 100 times over anyways! This angry email that i got from who knows made me appreciate how cool of an idea i think this is!! I love it!!! I am a resident nearby and i am for it :D ! There is a coffee shop for everyone ! Also nothing would bring more traffic then a target so this is just whatever ! I think whoever is opposing this is just stressed about too much ! □

**Date : 16-Aug-21 12:48:40 AM**  
**From : "Karen Erdy" karenerdy@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : New Starbucks**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sirs,

I hope you do not give a conditional use permit to Starbucks proposed building on Hollywood Way and Chandler. We already have plenty of coffee shops, including Starbucks. Please preserve Burbank's small town feel.

Thank you,  
Karen Erdy  
Ten year resident of Burbank



**Date : 12-Aug-21 12:55:06 AM**  
**From : "suzanne rigsby" suzanne\_rigsby@hotmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : New Starbucks at 1200 N Hollywood Way**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

I strongly object to this proposal. I live a block away and have for 27 years. This is a peaceful neighborhood and additional traffic around the neighborhood will not be a plus.

As mentioned, there are dozens of other coffee places close by that people can go to.

Thank you!

Suzanne Rigsby

**Date : 02-Aug-21 5:19:03 AM**  
**From : "Danny Ricker" danny.ricker@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : New Starbucks on Hollywood Way**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi David,

I just got the notice about the proposed drive thru Starbucks at Hollywood Way and Chandler. I'm strongly opposed to that idea for the following reasons:

1) Chandler is a quiet residential street where lots of families gather on the bike path. Adding this Starbucks is going to significantly increase traffic in our neighborhood - which is both a safety concern and an unnecessary annoyance.

2) We have three small locally-owned coffee shops in our neighborhood (Romancing the Bean, Blvd Cafecito, and Simply Coffee) that will have their business significantly effected if this Starbucks goes in. Magnolia Park is a proud community of local businesses but more and more big chains are creeping in (city Target, cellphone stores, etc.) The more we allow this the more it hurts our residents. There are so many chains other places in Burbank, and Magnolia Park is one of the few places left that has some local charm and character - let's not ruin that so there can be ANOTHER Starbucks.

3) To that point, are already SO many Starbucks locations around here - including a drive thru one a half mile from the location of this proposed new one. Why are we putting two of the exact same business within a 1- minute drive of each other at the expense of our community?

I guarantee this is going to upset a lot of Magnolia Park residents. Please let me know what else I can do to make my opinions known.

**Date : 17-Aug-21 9:27:27 AM**  
**From : "Luke Fisher" lukeplaysdrums@yahoo.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : New Starbucks Proposal**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My name is Luke and I want to express my disapproval of the new Starbucks proposal on Hollywood Way and Chandler. The cons far outweigh the pros. Thank you for your consideration.

Luke

Sent from my iPhone

**Date : 10-Aug-21 8:33:56 PM**  
**From : "Marjorie Horne" mbhorne43@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : New Starbucks**

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We do not need another Starbucks!! There are 2 close by already!

**Date : 19-Aug-21 3:17:41 AM**  
**From : "mailg" mailg@ferrante.net**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : No more congestion PLEASE!**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We do not need this. This is almost as bad as the bike lane on Verdugo Ave. Plus you made a mistake with McDonalds at the 5 corners, why keep repeating yourselves.

Cars, bikes, confusing signals do not mix with a drive through coffee shop.

Carmen Ferrante

An 80 year & counting resident

Sent from my iPhone

**Date : 23-Aug-21 11:51:55 PM**  
**From : "Rhonda Kess" bookkess@aol.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : No more Starbucks**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear Sirs and Madam,

Burbank already has an abundance of coffee locations. We do not need another one on Hollywood Way. It will make Burbank look ridiculous and cause traffic holdups.

Thank you,

Rhonda Kess. Burbank Resident  
bookkess@aol.com

**Date : 19-Aug-21 1:45:10 AM**

**From : "Narineh Pangman" narineh.pangman@gmail.com**

**To : "City Council DL" citycouncil@burbankca.gov, "Kim, David"**

**DKim@burbankca.gov, "Geoff Pangman" geoffpangman@gmail.com**

**Subject : No More Starbucks in Burbank**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello Mr. Kim,

My husband and I are writing to add our voice to the Proposed Starbucks on 1200 N, Hollywood Way. As lifelong residents of Burbank we are strongly OPPOSED to this project. We have so many local coffee houses that need our support and adding another Starbucks is not the solution to helping these businesses. Part of the Burbank charm is our dedication to local businesses, we get our midwest city feel from our schools, local restaurants, and businesses. Let's make an effort to not lose that.

Best Regards

Nar and Geoff Pangman

**Date : 09-Aug-21 3:17:49 AM**  
**From : "Carlo Panno" carlopanno@me.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : No more Starbucks, please**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I would like to register my opposition to the installation of a Starbucks at 1200 N. Hollywood Way in the strongest possible terms. As a resident of Burbank for more than 20 years, I believe I have some standing on this issue.

The imposition of a Starbucks, besides being unnecessary, would draw business from locally-owned coffee houses like Priscilla's and The Ugly Mug — and TWO OTHER STARBUCKS LOCATIONS.

Please do not approve this rapacious attempt to monopolize coffee houses in Burbank.

— Carlo Panno

Sent from my iPad



**Date : 18-Aug-21 10:43:16 PM**  
**From : "David Blair" do15blair@aol.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : No more Starbucks.**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sent from my iPhone

**Date : 09-Aug-21 12:28:36 AM**  
**From : "Carrie Nilsson" carrie.nilsson@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : No more Starbucks**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello!

I'm writing to express my opposition to another Starbucks (1200 N. Hollywood Wy). Here are a few of the reasons I oppose ANOTHER Starbucks:

1. There are already multiple Starbucks locations in a close vicinity.
2. They will endanger our small, mom and pop / locally owned coffee shops.
3. They will create more traffic.
4. They will diminish the the small town feeling we get in our neighborhood.

Thank you,  
Carrie

**Date : 17-Aug-21 12:14:55 AM**  
**From : "Mackenzie Gabriel" mackenziegabriel16@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : NO on Hollywood Way Starbucks**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Voicing concern for the proposed Starbucks at Hollywood Way and Chandler. We don't need it!

Thank you.

Mackenzie Gabriel-Vaught and Nick Vaught  
Burbank residents

**Date : 27-Aug-21 1:09:58 AM**  
**From : "Sean Winans" streetspirit81@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov, "City Council DL"**  
**citycouncil@burbankca.gov**  
**Subject : No on Hollywood Way Starbucks**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

I've lived in Burbank since 2008. And what I love about it is its charm and support of local businesses. By putting another Starbucks in this town (at 1200 Hollywood Way), you're hurting the indepently owned little businesses. There are so many local restaurants and coffee shops in that area that will struggle even more now. Please have a heart. Also, that location is right at the Chandler bike/walking path. The traffic from a Starbucks right there could potentially cause serious accidents and unnecessary lawsuits.

Thanks for your understanding.

Sean Winans

**Date : 12-Aug-21 3:31:11 AM**  
**From : "Vicente Williams" vicente@vicentewilliams.com**  
**To : "Kim, David" DKim@burbankca.gov, "City Council DL" citycouncil@burbankca.gov**  
**Subject : No on Starbucks at Hollywood Way and Chandler**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Mr. Kim and Esteemed Council Members,

My wife and I just bought a house in the neighborhood in November.

This store will create traffic jams at what is already an extremely difficult intersection to navigate.

There are currently no other businesses like this that are adjacent to the bike path, and I am worried this addition will destroy one of the most charming features of the city. It will cause congestion in a place that will endanger families on bike rides and walks. It will also cause more traffic accidents.

Traffic will either stack on Hollywood Way or on Chandler or both. Not to mention the car exhaust that will be pushed right onto Chandler from the idling cars waiting for coffee.

Please deny the CUP this business is looking for. Our zoning rules serve a vital purpose and this instance proves why.

Our neighborhood deserves better. Our city deserves better.

Best,  
Vicente

**Date : 23-Aug-21 12:19:59 AM**  
**From : "Ella Jennings" ejennings@westmont.edu**  
**To : "City Council DL" citycouncil@burbankca.gov, "Kim, David" DKim@burbankca.gov**  
**Subject : No on Starbucks**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear Mr. David Kim and the Burbank City Council,

My name is Ella Jennings and I am a Burbank resident living near the Chandler bike path. I have heard plans of a proposed Starbucks drive-through at the Chandler and Hollywood Wag intersection at 1200 N Hollywood way, and I respectfully ask you to say no to the development.

The intersection is so busy as is; I have lived on N Kenwood St. for twenty years, and the traffic has always been an issue, especially with collisions and people becoming confused by the intersection. The addition of a drive-through right at the corner will increase these risks exponentially, and will pose a massive danger to the many pedestrians and cyclists that use the bike path, as well as the many families that reside nearby.

There is another Starbucks on Verdugo that's about a 5-10 minute walk or a brief 2 minute drive; we do not need another store that close. Also, the local businesses will face even more competition— it's been a difficult few years with COVID for them already, and adding in another massive corporate coffee shop will surely cause them to suffer and potentially close.

I love Burbank for its abundance of small coffee shops and its local feel with the beautiful bike path. I humbly ask you to therefore consider my proposal and that of others, and to not allow Starbucks to build a location on Hollywood Way.

Thank you so much for your work, and for listening to my words.

All best to you,

Ella Jennings

Date : 12-Aug-21 1:41:05 AM  
From : "ferre438@aol.com" ferre438@aol.com  
To : "Kim, David" DKim@burbankca.gov  
Subject : No Starbucks !

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I certainly do not want another Starbucks ,  
we have another enough coffee places around Burbank.  
please don't sell out to Starbucks.  
Cusamano is a crook.  
You have already disgraced lifetime  
Burbank residents enough.  
Dale F



**Date : 09-Aug-21 4:11:37 AM**

**From : "Alessandra S." aasabato@hotmail.com**

**To : "Kim, David" DKim@burbankca.gov, "City Council DL"  
citycouncil@burbankca.gov**

**Subject : No Starbucks**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern

As a Burbank resident I do not want to see another Starbucks at 1200 Hollywood Way. That would create a lot of traffic and congestion. Porto's and the Starbucks on Verdugo has created traffic. Do not approve this plan.

Sincerely, Alessandra

Sent from my iPhone

**Date : 12-Aug-21 7:45:05 PM**  
**From : "Eddie O'Flaherty" oeidde@sbcglobal.net**  
**To : "Kim, David" DKim@burbankca.gov, "City Council DL"**  
**citycouncil@burbankca.gov**  
**Subject : NO STARBUCKS @ 1200 HOLLYWOOD WAY!!!**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

To David Kim, Burbank City Council, et al:

I live at N. Catalina St. & Chandler Blvd. (about 8 blocks away from the proposed site), and **I vehemently OPPOSE approval for the proposed Starbucks at 1200 N. Hollywood Way.**

Of the many benefits I cherish about living in our beautiful city, two are: the relative low traffic (compared w/ much of LA); and the relationships my family has made and fostered with many amazing "Mom & Pop" business owners in our community. This drive-thru Starbucks will greatly harm both.

There is already a drive-thru Starbucks less than a mile away at Verdugo & Hollywood Way (and many more nearby) and this area does NOT need another one.

**Please do not approve this location.**

Respectfully,

Edward O'Flaherty  
Burbank Resident

**Date : 09-Aug-21 10:44:22 AM**  
**From : "Alex George" alexgeorge.makeup@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : No starbucks**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Let's not put any more Burbank small business out of business !

Sent from my iPhone

**Date : 09-Aug-21 8:49:00 PM**  
**From : "Heather Baram" prinny27@hotmail.com**  
**To : "City Council DL" citycouncil@burbankca.gov, "Kim, David" DKim@burbankca.gov**  
**Subject : NO STARBUCKS**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

I would just like to make my objection to the proposed Starbucks at 1200 N. Hollywood Way known.

I live in the area and the traffic a drive through Starbucks would cause would make navigating that block virtually impossible. Not to mention - there is literally NO NEED for a Starbucks there. There's already one two blocks away straight down Hollywood Way. We DO NOT NEED ANOTHER STARBUCKS. Stop with all of the corporate stores coming into Burbank.

What about all of the local mom and pop coffee shops in the area? Their businesses will surely suffer.

I will be very disappointed if this proposal is granted.

Thank you,

Heather Coursen

**Date : 16-Aug-21 8:34:43 PM**  
**From : "David Johnson" satchmojohnson@yahoo.com**  
**To : "Kim, David" DKim@burbankca.gov, "City Council DL"**  
**citycouncil@burbankca.gov**  
**Subject : NO STARBUCKS**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

I am writing to voice my objection to the proposed Starbucks drive-through on Hollywood Way.

My first experience in Burbank was driving around Magnolia Park with my wife, shopping for a house, and deciding to take a coffee break. We asked a passerby where the nearest Starbucks was and they said, "Your standing right in front of Porto's!"

This neighborhood already has great local small coffee shops. There's a drive-through Starbucks at Hollywood Way and Verdugo — have you seen the mess that thing causes? And now they want another one just a few blocks away, causing more traffic?

This is a horrible idea and I strongly encourage you all to reject Starbucks' request for a Conditional Use Permit.

— David Johnson  
Burbank, CA

**Date : 18-Aug-21 9:55:40 PM**  
**From : "Benjamin Eck" benjamineck@gmail.com**  
**To : "City Council DL" citycouncil@burbankca.gov, "Kim, David"**  
**DKim@burbankca.gov**  
**Subject : No Starbucks**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Please do not approve the conditional use permit for a new Starbucks location at Chandler and Hollywood Way. This is already a traffic nightmare area and will not bring anything but frustration to the city of Burbank not to mention steal business from locally owned coffee shops who are already struggling.

As we all know. If approved this is a VERY hard thing to undo and will change the face of Burbank for decades to come.

Nobody wants this. Listen to the people. There's already been so much going on in the last 5yrs that has degraded Burbank not to mention all the approved forthcoming projects such as the complex slated to take over Pick Wick which is going to absolutely destroy the Equestrian corner of Burbank.

Burbank is losing it's soul for capital dollars. Stop now. Respect Burbank's future by respecting its past.

--

Ben  
[www.benjamineck.com](http://www.benjamineck.com)

**Date : 28-Aug-21 11:26:28 PM**  
**From : "Barbara Porter" bpm2010@yahoo.com**  
**To : "Kim, David" DKim@burbankca.gov, "City Council DL"**  
**citycouncil@burbankca.gov**  
**Subject : NO Starbucks**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

I'm writing to voice my opposition to the proposed Starbucks on Hollywood Way. While I do enjoy Starbucks we already have enough in Burbank and many other wonderful coffee places. We definitely do not need another one at this heavily trafficked area! Please please do not let this go through. Traffic is already bad enough in Burbank.

Thank you,  
Barbara Porter  
25 year Burbank resident



**Date : 21-Aug-21 12:42:22 AM**  
**From : "Stephen Arpad Kaali" askaaliman@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov, "City Council DL"**  
**citycouncil@burbankca.gov**  
**Subject : NO STARBUCKS 1200 HOLLYWOOD WAY**

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

WE STRONGLY OBJECT TO ANOTHER STARBUCKS IN BURBANK  
ESPECIALLY A DRIVE THRU. BURBANK SHOULD NOT SET A  
PRECEDENT TO ALLOW THIS ZONE CHANGE

THANK YOU

**Steve Kaali**  
**814 N FAIRVIEW ST**  
**BURBANK CA 91505**

**Kaali Commercial LLC**  
**Kaali Management**

A.S.K.

**Date : 18-Aug-21 11:55:17 PM**  
**From : "H.J. Capra" razzaqcapra@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : No Starbucks at 1200 Hwd.Wy.**

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

No to Starbucks.

**Date : 12-Aug-21 3:20:01 AM**  
**From : "Ara Boyadjian" ara42@aol.com**  
**To : "Kim, David" DKim@burbankca.gov, "City Council DL"**  
**citycouncil@burbankca.gov**  
**Subject : NO Starbucks at 1200 N. Hollywood Way**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Good Day  
Please **NO Starbucks** at 1200 N. Hollywood way  
Thank you and have a pleasant Day  
Ara and Shoushan Boyadjian

P.S. I checked with my daughter and grand daughter (both are loyal Starbuck drinkers)  
They both said that is a very bad corner for a drive thru Sturback.

**Date : 10-Aug-21 8:46:56 PM**  
**From : "Olivia Shepherd" oliviamshepherd@icloud.com**  
**To : "Kim, David" DKim@burbankca.gov, "City Council DL"**  
**citycouncil@burbankca.gov**  
**Subject : No Starbucks at 1200 N. Hollywood Way**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I strongly object to a Starbucks (drive through or otherwise) being built at 1200 N. Hollywood Way in Burbank. Not only will it cause daily gridlock and traffic, but it will hamper the business of the amazing local coffee houses and cafes in the neighborhood.

Thank you,  
Olivia Shepherd

**Date : 06-Aug-21 4:23:01 AM**

**From : "Brooke Purdy" brookeapurdy@gmail.com**

**To : "Kim, David" DKim@burbankca.gov, "Springer, Sharon"**

**SSpringer@burbankca.gov, "CAnthony@burbankca.gov"**

**CAnthony@burbankca.gov**

**Subject : NO STARBUCKS AT CHANDLER & HOLLYWOOD WAY**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

To Whom It May Concern-

I am a 20 year homeowner/resident of Burbank and live 1 block from this corner. I am on the bike path daily. That intersection is FRAUGHT with danger to riders, pedestrians and drivers. 3 months ago a car flipped and skidded through the crosswalk , coming inches from 4 pedestrians - myself included- who had to DIVE out of the way.

It is WAY too busy and a major hazard AS IS. If we put a DRIVE THRU STARBUCKS THERE??? It would be LITERAL chaos and there would be injuries and accidents. I guarantee.

We have a Starbucks drive through a HALF MILE down the street. Not to mention the MANY quaint independent coffee shops in Magnolia Park that an integral part of its charm and draw as a shopping/community stroll.  
DO not commercialize Magnolia Park.

Thank you for your time/care with our wonderful, CHARMING community-  
Brooke Purdy

**Date : 23-Aug-21 9:49:38 AM**  
**From : "Angie Trae-GreenbArg" angie.trae@gmail.com**  
**To : "City Council DL" citycouncil@burbankca.gov, "Kim, David"**  
**DKim@burbankca.gov**  
**Subject : No Starbucks at Hollywood way**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

To whom this may concern:

We don't need it and it will cause too much traffic. Burbank has too many chains as it is.

Thank you

--

Angie Trae-GreenbArg

**Date : 12-Aug-21 8:58:46 PM**  
**From : "Mike Taylor" pretendforreal@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Cc : "City Council DL" citycouncil@burbankca.gov**  
**Subject : NO STARBUCKS on Hollywood way at Chandler!!!!**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This is SUCH A BAD IDEA.

A drive through Starbucks right by the Chandler Bike Path on one of the busiest streets in Burbank?

Please do not approve this zoning.

This exact intersection is already a hazard with lots of jay walking and bicyclists crossing over Hollywood way on a heavy automobile commuter route. And right before a section where motorists usually speed up.

As a burbank resident and home owner - I ask that you PLEASE be more considerate about the rampant over development of our city with what seems to be little or zero regard to impact or infrastructure. It's great that the city is growing but can't it be done in a more whole city PoV? Plenty of available spots for Starbucks further down Magnolia past Buena Vista. Or above it. Retro Dairy seems to be out of business. Put it there. But stop impacting major through fares with things like this. Please.

Thank you for your time and service.

Mike L Taylor

Sent from my iPhone



**Date : 18-Aug-21 4:53:54 AM**  
**From : "Ashley Caven" ashley@cavenassociates.com**  
**To : "City Council DL" citycouncil@burbankca.gov**  
**Cc : "Kim, David" DKim@burbankca.gov**  
**Subject : NO STARBUCKS ON HOLLYWOOD WAY**

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I oppose this tenfold

**Date : 10-Aug-21 9:15:31 PM**  
**From : "Lana Mril" svetlana2727@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov, "City Council DL"**  
**citycouncil@burbankca.gov**  
**Subject : No Starbucks please in Magnolia park**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello David,

I'd like to express my dissatisfaction with the proposed Starbucks at 1200 N Hollywood Way.

There are plenty of coffee shops in the area, and Portos is already creating a traffic nightmare.

Starbucks might take away clients from small businesses and small chains around the area. I think as a city we should protect small businesses from corporations taking over.

Small businesses bring money to the actual people who live in the area, and not to the headquarters located away from Burbank. Plus it keeps Burbank unique, and people appreciate that, and visit Burbank because of that, bringing more money for the city.

Please don't approve this project.

Thank you,  
Svetlana Mril

**Date : 09-Aug-21 2:05:18 AM**  
**From : "Michael Metcalf" dmm1715@sbcglobal.net**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : No Starbucks!**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello!

I'm a 25 year Burbank resident and am strongly opposed to this new project!! The small town charm is disappearing as well as the health and safety for our residents.

Diane Metcalf

Sent from my iPhone

**Date : 09-Aug-21 12:12:23 AM**  
**From : "Shelley Hess" shelley.hess27@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : NO starbucks**

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

PLEASE DO NOT PUT IN ANOTHER STARBUCKS.

THANK YOU.

**Date : 18-Aug-21 7:47:37 PM**  
**From : "Thomas Herpich" thomasherpich@hotmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : "NO" to 1200 North Hollywood Way Starbucks**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

I've been a Burbank resident since 2009, and in that time I've primarily been a pedestrian and cyclist. Much of Burbank is already dangerous for people who aren't in cars (I've written City Hall once before about the new highway onramp on San Fernando by the Empire Center that's so dangerous I won't even try to cross there anymore), and the Chandler bikeway is one of the few places in Burbank that is a refuge from the constant threat. I think it will be a huge mistake to lose this one last oasis, and I strongly urge that the city reject this new Starbucks location.

Thank you,  
Tom Herpich

**Date : 24-Aug-21 12:33:40 AM**  
**From : "Nentay" nentay2112@yahoo.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : No to ANOTHER starbucks**

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I oppose yet another starbucks at 1200 North Hollywood Way.

Thank you.

Joe Davies



**Date : 20-Aug-21 4:49:58 AM**  
**From : "dwight baldoman" dwightyen5@yahoo.com**  
**To : "Kim, David" DKim@burbankca.gov, "City Council DL"**  
**citycouncil@burbankca.gov**  
**Subject : No to Proposed Starbucks Drive-through on Hollywood Way**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello Mr. Kim & the City Council,

I am writing to you to voice my opposition to this proposed project.

Please take this into consideration when making your decision.

Thank you.

Sincerely,

Dwight Baldoman

[Sent from Yahoo Mail for iPhone](#)

**Date : 09-Aug-21 6:40:59 AM**  
**From : "Ren Saro" rensaro@yahoo.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : No to Starbucks**

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello  
Yes I agree NO TO STARBUCKS

Date : 09-Aug-21 9:39:21 AM  
From : "Bryan Coffee" bryangcoffee@gmail.com  
To : "Kim, David" DKim@burbankca.gov, "City Council DL"  
citycouncil@burbankca.gov  
Subject : No to Starbucks

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

HI,

I want to make my voice heard. I object to Starbucks creating a drive-in at 1200 North Hollywood Way. We don't need to add congestion to North Hollywood way especially along the Chandler bike path.

Concerned citizen of Burbank,  
Bryan

Bryan Coffee  
Actor  
[resumes.actorsaccess.com/Bryancoffee](https://resumes.actorsaccess.com/Bryancoffee)  
213-841-1914  
Bryangcoffee@gmail.com  
[www.imdb.me/bryancoffee](https://www.imdb.me/bryancoffee)

**Date : 18-Aug-21 4:48:36 AM**  
**From : "Ashley Caven" tattooolover89@gmail.com**  
**To : "City Council DL" citycouncil@burbankca.gov, "Kim, David"**  
**DKim@burbankca.gov**  
**Subject : No to Starbucks**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

DO NOT PUT A STARBUCKS ON AN ALREADY CONGESTED STREET. --  
Ashley Caven  
Rock With You Photography

**Date : 12-Aug-21 11:29:39 AM**  
**From : "Deni King Fiock" deniking@earthlink.net**  
**To : "Kim, David" DKim@burbankca.gov, "City Council DL"**  
**citycouncil@burbankca.gov**  
**Subject : No to Starbucks 1200 N Hollywood way**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

NO to Starbucks drive-through location at 1200 North Hollywood Way.

Traffic is already unmanageable at that intersection.

Starbucks already has a location a block away!

Deni King Fiock and Dan Fiock

**Date : 09-Aug-21 2:05:46 AM**  
**From : "molly hanmer" mehanmer@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : No to Starbucks at 1200 Hollywood Way**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Planner David Kim,

As a resident of Burbank and Magnolia Park, I urge you to not allow Starbucks to build a drive-through at the 1200 Hollywood Way location. There is already a drive-through Starbucks at Hollywood Way and Verdugo. This area is home to many small mom and pop coffee shops. The small businesses deserve to be supported after surviving a year of lockdown, and a continued lack of revenue while the delta variant surges. Any of these businesses also have PPP loans to pay off.

We do not need another Starbucks in this area. It will be detrimental to our community, and will also make traffic infinitely worse.

Thank you for your time,  
Molly Hanmer

Sent from my iPhone



**Date : 09-Aug-21 12:42:38 AM**  
**From : "Felipe Fraga" felipeperc@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : NO to Starbucks at 1200 N Hollywood Way**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

My name is Felipe and I reside on Hollywood Way and I strongly OBJECT to the project of having a Starbucks at 1200 N Hollywood Way.

--

[www.felipefraga.com](http://www.felipefraga.com)

**Date : 10-Aug-21 5:46:24 AM**  
**From : "David Winslow" audiohire@me.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : NO to Starbucks at 1200 N Hollywood Way**  
**Attachment : smime.p7s;**

To whomever may and must stop this insane idea,

The intersection of Chandler and Hollywood Way is notoriously difficult to navigate safely as it is. I live one block from this intersection, and see all manner of problems on a near-daily basis at this intersection. Between the pedestrian traffic, the split Chandler bi-directional traffic, the incredibly long lights (and the impatience and bad decisions it contributes to), and the more recent preposterous traffic flow across Chandler, westward across Hollywood Way, this is, WITHOUT Starbucks, a terrible intersection. Do your studies- it is undeniable.

To add a Starbucks drive through there is, respectfully, just plain stupid. It is clearly NOT in the interests of community safety. The congestion that the Starbucks a mere 3 blocks from this location causes, on a much more accessible piece of land, should be lesson enough. This proposed Starbucks at 1200 N Hollywood way will cripple traffic in that area far worse than it already is.

The community doesn't need it. The intersection cannot properly or safely accommodate it. Starbucks doesn't need this dangerous corner to do business.

Respectfully, if you truly represent the best interests of the community you serve, you'll do everything in your power to put a stop to this madness.

David Winslow  
Burbank homeowner

**Date : 09-Aug-21 12:31:02 AM**  
**From : "Jennifer Caruso" sportstalent31@yahoo.com**  
**To : "City Council DL" citycouncil@burbankca.gov, "Kim, David"**  
**DKim@burbankca.gov**  
**Subject : NO to Starbucks at 1200 N. Hollywood Way in Burbank**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello - I'm a resident of Magnolia Park in Burbank and I'm opposed to the drive-through Starbucks that is being proposed at 1200 N. Hollywood Way. It will cause gridlock, which could be dangerous to cyclists and pedestrians on our beloved Chandler Bikeway. We also already have MANY other great local coffee businesses in the area (including other Starbucks).

Thank you,  
Jen Caruso

**Date : 23-Aug-21 11:42:31 AM**  
**From : "Irene Mullen" ciocialala@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : NO to Starbucks at 1200 North Hollywood Way**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

We own the property right across the street at 1211 N. Hollywood Way. The traffic at this time, without the Starbucks is horrendous.

There are plenty of places for individuals to get coffee - we don't need one here on this very busy street in Burbank. Hollywood Way is a main thoroughfare and the Starbucks would cause many traffic jams, and be a detriment to the neighborhood. Please vote NO on this proposed site for Starbucks.

Thank you for your consideration.

God Bless

Irene & Mike Mullen

**Date : 12-Aug-21 5:43:37 AM**  
**From : "Ronald Schaefer" ron\_schaefer42@yahoo.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : NO to Starbucks CUP for 1200 N. Hollywood Way**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear Sirs:

I urge you in the strongest possible terms to NOT allow a drive through Starbucks at this sight. A Starbucks here will only add confusion and danger to Burbank's worst intersection. The queue of cars can't extend down Hollywood Way as that would interfere with northbound traffic and would lead to cars stranded within the Chandler intersection; certainly a condition of gridlock. If the queue extends east on Chandler North, then you are removing parking locations and adding congestion to a residential neighborhood, not to mention chaos as Hollywood Way cars try to figure out how to join the queue. And many drivers on Hollywood Way will have no concept that pedestrians are in the middle of the street!

Sincerely,

Ron Schaefer  
Kenwood St. Near Chandler

[Sent from Yahoo Mail on Android](#)

**Date : 17-Aug-21 7:11:43 AM**  
**From : "Artineh Havan" artinehh@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov, "City Council DL" citycouncil@burbankca.gov**  
**Subject : No to Starbucks Drive through on 1200 N. Hollywood Way**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello,

This email is to oppose a drive through Starbucks on the corner of Hollywood way and Chandler. There is a lot of development that is taking place around there, and the intersection is already congested. The drive through will negatively impact the cyclists as well as pedestrians. As is, there is a lot of confusion there.

Regards,  
Artineh Havan



**Date : 10-Aug-21 7:18:39 AM**  
**From : "Robert Aliphat" raliphat@yahoo.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : NO to STARBUCKS in BURBANK**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I live close by to the Proposed New Starbucks on Hollywood way in Burbank an just for the fact it will Hurt the Small Business in the area , and not to mention the Traffic snafu it will cause at a very odd intersection, it could and will cause confusion and No Doubt Accidents and loss of life , for what Another Starbucks, this world we live in does NOT need another Starbucks.  
Please do not approve the Application for this location.  
Burbank  
Home Owner  
RobertAliphat

Sent from my iPad

**Date : 10-Aug-21 6:08:43 AM**  
**From : "Stephanie Borjas" scborjas@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Cc : "City Council DL" citycouncil@burbankca.gov**  
**Subject : No to Starbucks location at 1200 North Hollywood Way.**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Please consider this my formal opposition to Starbucks constructing a drive-through location at 1200 North Hollywood Way.

This is a horrible idea.

Traffic will be blocked and this will cause daily gridlock.  
I live at 835 N Cordova St nearby and I already deal with MASSIVE traffic getting in and out of my street from Porto's traffic on Hollywood Way. Adding yet another hot spot for drive through traffic so close on Hollywood Way would be horrible and ruin this great neighborhood. There is already a brand new drive through Starbucks at Verdugo and Hollywood Way, we do not need another one that close.

Please consider the traffic problems this would cause and the unnecessary nature of this addition to our neighborhood and do not allow this Starbucks to open.

Please email me if you need anything else from me.

Thank you,  
Stephanie Borjas

**Date : 16-Aug-21 9:04:02 AM**  
**From : "Michelle Crochet" mfcrochet@gmail.com**  
**To : "City Council DL" citycouncil@burbankca.gov, "Kim, David"**  
**DKim@burbankca.gov**  
**Subject : No to Starbucks on hollywood and chandler**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

I'm opposed to the Starbucks project at this intersection. We have one just down the street and rather we can continue to support local business.  
Thank you  
Michelle

**Date : 23-Aug-21 11:49:21 PM**  
**From : "Kathleen Spencer" kaspencer@mac.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : No to Starbucks on Hollywood way**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I heard there is a proposal or approval  
For Starbucks building a drive through on Hollywood way and Chandler and as a Magnolia Park resident I would like to weigh in requesting this business not be approved in this exact spot. We already have so many pedestrian and bike accidents and this is a main area that Burbankians traffic on foot and bike and is a big part of the way of life in Magnolia Park, which we should strive to protect and support.

Thank you for your time.

Sent from my iPhone

**Date : 20-Aug-21 8:11:01 PM**  
**From : "CARLA EUBANK" cme3@att.net**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : NO TO STARBUCKS ON HOLLYWOOD WAY**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello There,

I agree, there is no need for more Coffee spots in that area.

I vote NO.

Thank you for your time in advance.

My Best,  
Carla Eubank  
CME Windows & Doors  
(818) 434-0725  
cme3@att.net

**Date : 16-Aug-21 2:53:54 AM**  
**From : "Alicia Hungerford" hungerford.alicia@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : No to Starbucks Proposal**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. David Kim,

I'd like to express my opinion on the proposal for a new drive through Starbucks on 1200 Hollywood Way. I know you are dedicated to keeping our community in mind, and this is why I write to you hoping that you will consider and deny the request from Starbucks.

This possible new addition to the community is not favorable to those who live here and the businesses that have already invested in our patrons that we love. There is no reason to add a location here as there are Starbucks locations in all directions in the city of Burbank, and also the unnecessary traffic that I believe anyone in Los Angeles would like to avoid. Please deny this request from Starbucks. It is critical to preserving our community of Burbank.

Thank you,  
Alicia Hungerford



**Date : 09-Aug-21 12:32:47 AM**

**From : "Brett McKenzie" brett.duncan.mckenzie@gmail.com**

**To : "Kim, David" DKim@burbankca.gov**

**Subject : NO to Starbucks special permit for drive thru on Hollywood way**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

I hope this email finds you well. I wanted to extend my concern about the possibility of granting exemptions to zoning rules in Burbank. I believe that these zoning laws have kept the ideals of the residents intact and safe from corporate businesses from running wild with their development ideals in our City. I was alerted that Starbucks would like to add drive thru service to the 1200 N Hollywood Way location. I think this is not a great idea. Besides being a busy main artery of traffic thru our city, it's also located right next to the the chandler bike path. The light grid at that location is unique but necessary to keep residents young and old safe on one of the best assets the City has the Chandler Bike path. Placing a drive thru there will be a detriment and be a complete hazard to the life of Burbank residents especially ones utilizing the bike path. There are plenty of great coffee shops near by, so I see no need to grant special status to a corporate one. Also side not the starbucks coffee is over priced and taste like garbage. SHOP LOCAL SUPPORT OUR COMMUNITY. I am counting on you to help uphold the gold standard that Burbank has set forth and reject this special status for a drive thru at 1200 n Hollywood way. Thank you for you time and we are counting on you.

List of Coffee Shops very close to this new drivethru location

- Porto's, 3614 W Magnolia Blvd, Burbank, CA 91505 (0.3 miles)
- Coral Cafe, 3321 W Burbank Blvd, Burbank, CA 91505 (0.4 miles)
- Romancing the Bean, 3413 W Magnolia Blvd, Burbank, CA 91505 (0.5 miles)
- Simply Coffee, 940 N Lima St, Burbank, CA 91505 (0.5 miles)
- The Ugly Mug, 3112 W Burbank Blvd #100, Burbank, CA 91505 (0.5 miles)
- Blvd Cafecito, 3210 W Magnolia Boulevard, Burbank, CA 91505 (0.6 miles)
- The Palm Coffee Bar, 2922 W Magnolia Blvd, Burbank, CA 91505 (0.8 miles)
- Starbucks, 3714 W Verdugo Ave, Burbank, CA 91505 (0.9 miles)
- Starbucks, 2555 N Hollywood Way, Burbank, CA 91505 (1.7 miles)
- 

Thank you  
Brett McKenzie



**Date : 09-Aug-21 1:32:13 AM**  
**From : "Jason Fitch" officialfitch@yahoo.com**  
**To : "Kim, David" DKim@burbankca.gov, "City Council DL"**  
**citycouncil@burbankca.gov**  
**Subject : No to Starbucks with a Drive-through**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear The City of Burbank

My name is Jason Fitch and I live at 1110 N Cordova St and have lived on this street for pretty much my whole life. I am happy to see that we may get a new business but a business with a drive-through I am completely against. If a Starbuck was to open in this area it would, in my opinion, cause a complete backup on Hollywood Way and increased traffic on the residential streets especially Chandler. My other concern is the hours of operation that they would want to open. I would think that anything before 7 am would be an issue in my opinion. You have residential apartments behind it and to the side of the property. Putting this business with a drive-through would cause noise and air pollution for the residents. Thank you for allowing me to voice my opinion.

Regards,

Jason Fitch

**Date : 03-Aug-21 9:27:35 PM**  
**From : "M B" hollybatt@hotmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : No to Starbucks**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hi Mr. Kim,

I have been a Burbank resident for over 20 years.

I'm emailing today in regards to the new purposed Starbucks drive through location on Hollywood way near Chandler.  
Another Starbucks especially in that location is going to cause massive congestion. We have a Starbucks on Verdugo near Hollywood Way already which causes congestion in that area. The drive through backs up onto Verdugo and Verdugo is already congested. The corner of Hollywood Way and Magnolia where Porto's is has become a dangerous intersection. I have seen the car line for Porto's, wrap around Clark Ave. To be honest, I'm surprised the city is even considering allowing a Starbucks to open in this location.

Thank you,

Holly Battaglia

**Date : 16-Aug-21 4:58:31 AM**  
**From : "Joanna Theresa Heart" joanna.heart@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov, "City Council DL"**  
**citycouncil@burbankca.gov**  
**Subject : No to Sturbucks, I know I am a few days late**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

But ouch! We have 4 ma & pas shops on Magnolia right now already. competing for biz. Would love to keep Burbank Local so our small biz can survive!

**Date : 10-Aug-21 9:35:26 AM**  
**From : "Randy Bol" rjbol42@hotmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : No to the drive-thru Starbucks at 1200 N Hollywood Way**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hi,

I'm a Burbank resident and I'm writing to voice my concern about allowing a drive-thru Starbucks at 1200 N Hollywood Way. This street is a major thoroughfare for this part of Burbank. The impact of the line of cars caused by a drive-thru Starbucks here would be substantial. I worry that it would cause a lot of accidents with frustrated drivers trying to get to work or school pickups/drop offs as they try to get around it. It would also increase traffic in residential neighborhoods as people try to find ways to avoid that section of Hollywood Way by finding neighborhood streets to zip through. Most likely speeding in areas where a lot of families will be nearby.

I hope you take this into your considerations, and vote no on this proposal.

Thank you,  
Randy Bol

**Date : 23-Aug-21 2:17:33 AM**

**From : "Sylvia Silveira" sylviasilveira1947@aol.com**

**To : "Kim, David" DKim@burbankca.gov**

**Subject : No to the Proposed 1200 N. Hollywood Way Starbucks Project**

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**I say No to the Proposed 1200 N. Hollywood Way Starbucks Project**



**Date : 23-Aug-21 2:19:08 AM**

**From : "Nelly Chebeyan" chebeyannelly@gmail.com**

**To : "Kim, David" DKim@burbankca.gov, "City Council DL" citycouncil@burbankca.gov**

**Subject : No to the Proposed 1200 N. Hollywood Way Starbucks Project**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear City of Burbank,

As a Burbank resident, I oppose the development of Starbucks at 1200 N. Hollywood Way.

Thank you.

Nelly

**Date : 23-Aug-21 3:02:11 AM**

**From : "Radhika Womack" radhikawomack@gmail.com**

**To : "City Council DL" citycouncil@burbankca.gov, "Kim, David"**

**DKim@burbankca.gov**

**Subject : NO to the Proposed 1200 N. Hollywood Way Starbucks Project**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

NO to the Proposed 1200 N. Hollywood Way Starbucks Project

Burbank residents OBJECT to new Starbucks project

Sent from my iPhone

**Date : 28-Aug-21 12:56:38 AM**

**From : "Luis Gonzalez (luwi12)" luwi12@gmail.com**

**To : "Kim, David" DKim@burbankca.gov**

**Subject : No to the Proposed 1200 N. Hollywood Way Starbucks Project**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

No Starbucks on this corner

**Date : 11-Aug-21 10:18:47 PM**

**From : "Karen Wong-Gomez" karenwong16@yahoo.com**

**To : "Kim, David" DKim@burbankca.gov**

**Subject : No to the Proposed 1200 N. Hollywood Way Starbucks Project**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am a resident of Burbank. I am writing to strongly oppose the Starbucks project at 1200 N. Hollywood.

Sent from my iPhone

Date : 20-Aug-21 5:10:28 AM

From : "Blake Shepard" blakeshepard@sbcglobal.net

To : "Kim, David" DKim@burbankca.gov

Subject : No to the Proposed Starbucks at 1200 North Hollywood Way,  
Burbank

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

No to the Proposed Starbucks at 1200 North Hollywood Way, Burbank,  
We dont need it.

Sent from my iPhone

**Date : 10-Aug-21 9:48:25 PM**

**From : "Carla Endow" carla-and-bill@sbcglobal.net**

**To : "Kim, David" DKim@burbankca.gov**

**Subject : NO to the Proposed Starbucks Project on 1200 N. Hollywood Way**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Mr. City Planner,

We do not need another Starbucks, especially one that is going to block traffic. The one in the CVS/Smart and Final lot on Hollywood Way is a horrible location for a drive-thru. There is always a line and it's a traffic congestion nightmare.

Please stop this project.

Thanks for your consideration.

Best regards,  
Carla Endow

**Date : 12-Aug-21 12:51:13 AM**  
**From : "Sabrina Perri" sabrinaeperri@icloud.com**  
**To : "Kim, David" DKim@burbankca.gov, "City Council DL"**  
**citycouncil@burbankca.gov**  
**Subject : NO TO THE STARBUCKS SPECIAL ZONING**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

There is no need to approve of the “special” zoning for Starbucks. Not only will this drive through create dangerous traffic, it will pull business from the local burbank coffee shops that have suffered enough financial loss over the past year and a half. Please vote NO, against Starbucks special zoning request.

Best,

Sabrina E. Perri



**Date : 09-Aug-21 4:03:03 AM**  
**From : "Rick Roswell" ibeg2dfr@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : NO**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

The Chandler Bike Path neighborhood needs a Starbucks on Chandler and Hollywood Way, like a moose needs a hat rack! Totally unnecessary!  
Do NOT approve!

**Date : 30-Aug-21 3:57:49 AM**  
**From : "Suzanne & Ethan Ransom" ekransom@gmail.com**  
**To : "Ethan Ransom" ethanwransom@gmail.com**  
**Cc : "Kim, David" DKim@burbankca.gov, "City Council DL" citycouncil@burbankca.gov**  
**Subject : Objecting to the proposed Starbucks Development at 1200N. Hollywood Way in Burbank**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Good morning Mr. Kim and City Council:

I'm writing to share my objection to the proposed Starbucks Drive-Thru Development at 1200 N. Hollywood Way. The numerous problems it will generate, not the least of which are increased congestion on a major north/south route and increased danger to pedestrians due to traffic across the Chandler bike path crossing, make this development an overall negative for Burbank. Taking into account the many different coffee shops already near the proposed location, it's clear we don't need another, or the problems it will create. My hope is that you and the council will deny Starbucks's conditional use permit for this project and prevent the negative consequences to your constituents.

Best,

-Suzanne Ransom

**Date : 18-Aug-21 1:06:34 PM**  
**From : "Leda Nemer" lnemer2002@yahoo.com**  
**To : "Kim, David" DKim@burbankca.gov, "City Council DL" citycouncil@burbankca.gov**  
**Subject : OBJECTION TO Proposed 1200 N. Hollywood Way Starbucks Project**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

I object to the Proposed 1200 N. Hollywood Way Starbucks Project. Kindly slow the uncontrolled growth of the city many of us grew up in.

Best wishes,

Leda Nemer

----- Forwarded Message -----

**From:** Say No to Starbucks <stopthem@saynotostarbucks.site>  
**To:** lnemer2002@yahoo.com <lnemer2002@yahoo.com>  
**Sent:** Wednesday, August 18, 2021, 12:08:01 AM GMT+2  
**Subject:** Say No to the Proposed 1200 N. Hollywood Way Starbucks Project

## Protect Burbank's Very Special Qualities

Starbucks wants to construct a drive-through location at 1200 North Hollywood Way with an ingress on the very busy Hollywood Way and the egress into the narrow alley. Burbank has an abundance of Starbucks locations, including two Burbank drive throughs. In an effort to preserve the quality of living in Burbank, ask the City to deny the Conditional Use Permit for this project. The traffic congestion that this will cause, will take away from the very special quality that Burbank possess, the small town feel in the very large town of Los Angeles.

Traffic will be blocked and this will cause daily gridlock. Amazon deliveries are already increasing traffic in both

directions of Hollywood Way now that their operations at Avion have begun. 862 apartments will be constructed at the former Fry's Electronics site, creating even more traffic in both directions on Hollywood Way.

The Chandler Bikeway is an important recreational area for residents and the intersection of Chandler and Hollywood Way is already confusing. Many motorists drive on the wrong side of the road because the North Hollywood part of Chandler has one-way traffic while Burbank has two-way traffic on both sides.

Cyclists and pedestrians will be endangered by the vehicular chaos at this already-confusing stop light.

You can predict exactly how this will turn out by simply watching [this video](#) showing the traffic jam Portos causes on a regular basis.

The location is not zoned for a drive-through Starbucks which is why the company has applied for a Conditional Use Permit (CUP) to ask Burbank to make an exception on the zoning.

We do not need additional coffee businesses in the area. We do not need to agree to a special zoning exception. There are oodles of coffee places in walking distance to the proposed site.

These businesses serve coffee nearby:

- Porto's, 3614 W Magnolia Blvd, Burbank, CA 91505 (0.3 miles)
- Coral Cafe, 3321 W Burbank Blvd, Burbank, CA 91505 (0.4 miles)
- Romancing the Bean, 3413 W Magnolia Blvd, Burbank, CA 91505 (0.5 miles)
- Simply Coffee, 940 N Lima St, Burbank, CA 91505 (0.5 miles)
- The Ugly Mug, 3112 W Burbank Blvd #100, Burbank, CA 91505 (0.5 miles)
- Blvd Cafecito, 3210 W Magnolia Boulevard, Burbank, CA 91505 (0.6 miles)

- The Palm Coffee Bar, 2922 W Magnolia Blvd, Burbank, CA 91505 (0.8 miles)
- Starbucks, 3714 W Verdugo Ave, Burbank, CA 91505 (0.9 miles)
- Starbucks, 2555 N Hollywood Way, Burbank, CA 91505 (1.7 miles)

A community meeting was held on Wednesday, August 11, 2021 so that the City and Starbucks could hear from residents directly. 31 callers gave their opinion and all of them were in opposition to the proposed drivethrough.

It is essential that you take action immediately.

**Action #1: Call the City of Burbank project planner David Kim at (818) 238-5250 \*\*\*press the pound key # to bypass his long greeting\*\*\* and he has voicemail so you can call and leave a message any time.**

**Action #2: Email your objection to the project BOTH to [dkim@burbankca.gov](mailto:dkim@burbankca.gov) and to [citycouncil@burbankca.gov](mailto:citycouncil@burbankca.gov) today**

We must fight to preserve the quality of our community. We don't need a Starbucks at every street corner and we don't need a traffic jam every day making life very bad in Magnolia Park. There's a reason so many people want to live in Burbank--we fight hard to preserve our beautiful way of life.

Say No to the Proposed Starbucks at 1200 North Hollywood Way,  
Burbank

A privately-funded project

Box 6789, Burbank, California 91510

[Unsubscribe instantly](#)

**Date : 10-Aug-21 8:21:09 AM**  
**From : "Lawrence McDaniel" lmcddaniel79@gmail.com**  
**To : "City Council DL" citycouncil@burbankca.gov, "Kim, David"**  
**DKim@burbankca.gov**  
**Subject : Objection to Proposed new Starbucks**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

I am writing to express my objection to the proposed new location for Starbucks. The objection is due to public safety and to promote local, non corporate businesses.

If one looks at what has occurred with the amount of drive thru traffic at the Starbucks location on Hollywood Way and Verdugo, it can only be surmised that such would be at the proposed location. This will make an already dangerous intersection even more dangerous.

Please deny any such project for the safety of our community and to help our local community with locally owned businesses!

Lawrence McDaniel

Date : 17-Aug-21 6:50:32 AM  
From : "Billy Ward" wtward@gmail.com  
To : "Kim, David" DKim@burbankca.gov, "City Council DL"  
citycouncil@burbankca.gov  
Subject : Objection to Proposed Starbucks at 1200 N. Hollywood Way in  
Burbank

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mr. Kim and Burbank City Council,

My name is Billy Ward and I've been a Burbank resident for 8 years. There is absolutely no valid reason whatsoever that a Starbucks should be built at 1200 N. Hollywood Way. The only reason is greed. There are so many Starbucks in that area already. On top of that. this will hurt all of the local coffee shops in the area. Why would you do this to Porto's, Romancing The Bean, and The Ugly Mug? Lastly, I consistently use the Chandler Bikeway, and that area would be so crowded and overrun with traffic if this were to come to pass, it would be ridiculous. Please do not let this happen.

Thank you for your time and consideration.

Best,  
Billy Ward



Date : 09-Aug-21 8:35:16 PM  
From : "Ally Dixon" allydixon6@gmail.com  
To : "City Council DL" citycouncil@burbankca.gov, "Kim, David"  
DKim@burbankca.gov  
Subject : Objection to Starbucks at 1200 N Hollywood Way

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello city employees,

My name is Ally Dixon and I want to express my opposition for the new Starbucks in Burbank and zoning for its drive thru.

We have spent a pandemic fighting to save small businesses, particularly in this neighborhood. Putting a corporate coffee traffic jam in will not do the community justice for all we have fought for and for what the city is claiming to fight for as well.

Also their coffee is gross.

Thanks so much.  
Ally Dixon

--

Ally Dixon  
[www.allydixon.com](http://www.allydixon.com)  
[@allysonofadixon](mailto:@allysonofadixon)



**Date : 11-Aug-21 7:03:51 PM**

**From : "Claes Hodnett" cahodnett@gmail.com**

**To : "Kim, David" DKim@burbankca.gov**

**Subject : Objection to Starbucks at chandler and Hollywood way**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Kim

Please accept this as a formal objection to our neighborhood being infiltrated by unnecessary and traffic causing drive thru Starbucks. We are a fourth generation Burbank family and we know this intersection well. We live right down the street and pass it every day. Chandler blvd and Hollywood way is already an very troubled intersection given the four lanes of traffic and the multiple lights it takes to govern due to the bike path. We really can't see how the traffic logistics will be feasible. This is a very bad idea for the neighborhood. Please deny the permit for this unwanted project. There are plenty of Starbucks with in a 2 mile radius of this location. Starbucks isn't going to be financially hurt by this denial but our neighborhood will be negatively affected and our daily lives interrupted.

Thank you for your time

Claes Hodnett

**Date : 09-Aug-21 12:49:32 AM**  
**From : "Natasha Rezac" nrezac@msn.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Objection to Starbucks location**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

As a long time Burbank resident, I oppose the proposed Starbucks location in Magnolia Park, specifically 1200 N Hollywood Way. The proposed area has a significant amount of foot and vehicle traffic, in addition to other leisurely activities including bicycling and roller skating. This could be a deadly situation in the event of people rushing out of the proposed location and not paying attention to pedestrians in this area.

Additionally, Burbank residents continue to support small business. Adding another franchise location takes away from small business. There are two Starbucks locations less than 5 miles from the proposed location, one of which is a drive through. A Starbucks every 2 miles is NOT needed!!!

Moreover, this location will only add to the already existing traffic and delays in transporting children to and from school which will result in tardiness. It is already difficult for parents to safely and quickly get their children to school timely with regular or increased morning and afternoon traffic. We don't need to add to that with "coffee traffic" and related delays.

Another location is absolutely unnecessary and I strongly urge the city to deny this project.

Sincerely,  
Natasha Rezac

Sent from my iPhone

**Date : 20-Aug-21 6:15:32 AM**  
**From : "Harrison Pyros" harrisonpyros@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov, "City Council DL" citycouncil@burbankca.gov**  
**Subject : Objection to the Drive Thru Starbucks (Hollywood Way)**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hi Mr. Kim,

I'm writing to express my opposition to the proposed drive through Starbucks on Hollywood Way. As seen with the San Fernando drive through location, traffic will become a major issue and create more gridlock, especially at peak traffic times along that route. Furthermore, Burbank doesn't need another mega-corp taking up precious retail space in Burbank.

I usually don't write about these projects but my sister worked as a barista for a Starbucks drive through and told me she was overworked and stressed by the volume and demand by customers, even for the few dollars they were offered. She quickly transitioned to a cafe barista. This proposed drive through only generates negatives for workers, traffic, and community, with the only benefit being maybe tax revenue.

I hope you will reconsider.

Best,  
Harrison Pyros

**Date : 12-Aug-21 5:39:05 PM**

**From : "L Fish" califbaglady@gmail.com**

**To : "Kim, David" DKim@burbankca.gov, "L Fish" califbaglady@gmail.com**

**Subject : OPPOSE STARBUCKS 1200 N. HOLLYWOOD WAY**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

We oppose this application for Conditional Use Permit and will continue to monitor. The traffic in Burbank continues to be a problem and to affect our quality of life in this city. Hollywood Way is especially challenging.

Linda Fish

**Date : 25-Aug-21 6:21:20 AM**  
**From : "Lou Antonio" angeliqueaah@gmail.com**  
**To : "City Council DL" citycouncil@burbankca.gov, "Kim, David" DKim@burbankca.gov**  
**Subject : Opposed to Starbucks Drive Thru**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear David Kim and City Council,

I have lived in Burbank since the 1970's.

I ask you turn down the request for special zoning for Starbucks drive-through location at 1200 North Hollywood Way. Hollywood way is already way too jammed. Burbank has an abundance of Starbucks locations, including two Burbank drive throughs. In an effort to preserve the quality of living in Burbank, I ask the City to deny the Conditional Use Permit for this project. The traffic congestion that this will cause, will take away from the very special quality that Burbank possess, the small town feel in the very large town of Los Angeles.

Traffic will be blocked and this will cause daily gridlock. Amazon deliveries are already increasing traffic in both directions of Hollywood Way now that their operations at Avion have begun. 862 apartments will be constructed at the former Fry's Electronics site, creating even more traffic in both directions on Hollywood Way.

The Chandler Bikeway is an important recreational area for residents and the intersection of Chandler and Hollywood Way is already confusing. Many motorists drive on the wrong side of the road because the North Hollywood part of Chandler has one-way traffic while Burbank has two-way traffic on both sides.

Cyclists and pedestrians will be endangered by the vehicular chaos at this already-confusing stop light.

We do not need additional coffee businesses in the area. We do not need to agree to a special zoning exception. There are oodles of coffee places in walking distance to the proposed site.

Please refuse this request.

Sincerely,

Lou Antonio

**Date : 25-Aug-21 6:21:46 AM**  
**From : "Gloria Delson" gloriadelson24@gmail.com**  
**To : "City Council DL" citycouncil@burbankca.gov, "Kim, David" DKim@burbankca.gov**  
**Subject : Opposed to Starbucks Drive Thru**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear David Kim and City Council,

I ask you turn down the request for special zoning for Starbucks drive-through location at 1200 North Hollywood Way. Hollywood way is already way too jammed. Burbank has an abundance of Starbucks locations, including two Burbank drive throughs. In an effort to preserve the quality of living in Burbank, I ask the City to deny the Conditional Use Permit for this project. The traffic congestion that this will cause, will take away from the very special quality that Burbank possess, the small town feel in the very large town of Los Angeles.

Traffic will be blocked and this will cause daily gridlock. Amazon deliveries are already increasing traffic in both directions of Hollywood Way now that their operations at Avion have begun. 862 apartments will be constructed at the former Fry's Electronics site, creating even more traffic in both directions on Hollywood Way.

The Chandler Bikeway is an important recreational area for residents and the intersection of Chandler and Hollywood Way is already confusing. Many motorists drive on the wrong side of the road because the North Hollywood part of Chandler has one-way traffic while Burbank has two-way traffic on both sides.

Cyclists and pedestrians will be endangered by the vehicular chaos at this already-confusing stop light.

We do not need additional coffee businesses in the area. We do not need to agree to a special zoning exception. There are oodles of coffee places in walking distance to the proposed site.

Please refuse this request.

Sincerely,

Gloria Delson



**Date : 25-Aug-21 6:35:35 AM**  
**From : "Merivelle Hannah" merivelle2022@gmail.com**  
**To : "City Council DL" citycouncil@burbankca.gov, "Kim, David" DKim@burbankca.gov**  
**Subject : Opposed to Starbucks Drive Thru**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear David Kim and City Council,

I grew up in Burbank and have lived here all my life.

I ask you turn down the request for special zoning for Starbucks drive-through location at 1200 North Hollywood Way. Hollywood way is already way too jammed. Burbank has an abundance of Starbucks locations, including two Burbank drive throughs. In an effort to preserve the quality of living in Burbank, I ask the City to deny the Conditional Use Permit for this project. The traffic congestion that this will cause, will take away from the very special quality that Burbank possess, the small town feel in the very large town of Los Angeles.

Traffic will be blocked and this will cause daily gridlock. Amazon deliveries are already increasing traffic in both directions of Hollywood Way now that their operations at Avion have begun. 862 apartments will be constructed at the former Fry's Electronics site, creating even more traffic in both directions on Hollywood Way.

The Chandler Bikeway is an important recreational area for residents and the intersection of Chandler and Hollywood Way is already confusing. Many motorists drive on the wrong side of the road because the North Hollywood part of Chandler has one-way traffic while Burbank has two-way traffic on both sides.

Cyclists and pedestrians will be endangered by the vehicular chaos at this already-confusing stop light.

We do not need additional coffee businesses in the area. We do not need to agree to a special zoning exception. There are oodles of coffee places in walking distance to the proposed site.

Please refuse this request.

Sincerely,

Merivelle Hannah

**Date : 25-Aug-21 6:19:26 AM**  
**From : "Angelique Antoniou Hannah" angeliqueaah@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov, "City Council DL"**  
**citycouncil@burbankca.gov**  
**Subject : Opposed to Starbucks Drive Thru**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear David Kim and City Council,

I grew up in Burbank and have lived here most of my life.

I ask you turn down the request for special zoning for Starbucks drive-through location at 1200 North Hollywood Way. Hollywood way is already way too jammed. Burbank has an abundance of Starbucks locations, including two Burbank drive throughs. In an effort to preserve the quality of living in Burbank, I ask the City to deny the Conditional Use Permit for this project. The traffic congestion that this will cause, will take away from the very special quality that Burbank possess, the small town feel in the very large town of Los Angeles.

Traffic will be blocked and this will cause daily gridlock. Amazon deliveries are already increasing traffic in both directions of Hollywood Way now that their operations at Avion have begun. 862 apartments will be constructed at the former Fry's Electronics site, creating even more traffic in both directions on Hollywood Way.

The Chandler Bikeway is an important recreational area for residents and the intersection of Chandler and Hollywood Way is already confusing. Many motorists drive on the wrong side of the road because the North Hollywood part of Chandler has one-way traffic while Burbank has two-way traffic on both sides.

Cyclists and pedestrians will be endangered by the vehicular chaos at this already-confusing stop light.

We do not need additional coffee businesses in the area. We do not need to agree to a special zoning exception. There are oodles of coffee places in walking distance to the proposed site.

Please refuse this request.

Sincerely,

Angelique Hannah

**Date : 26-Aug-21 1:53:56 AM**  
**From : "Shea Donato" sdonato500@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Opposition to Proposed 1200 N Hollywood Way Development**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

David Kim and the City of Burbank project planning

I would like to formally voice my opposition to the proposed construction of a Starbucks at 1200 N Hollywood Way.

1. I believe the addition of yet another Starbucks to the area would provide very little value to the community.
2. The drive-thru arrangement would complicate the intersection and create a greater danger for cyclists and pedestrians on the Chandler bike path.

As a 2yr resident of Burbank and a regular cyclist, I would like to see city planners prioritize walkability and bikeability.

- Shea Donato

**Date : 23-Aug-21 10:44:37 PM**  
**From : "Kyle De Andrea" odabya@mac.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Opposition to Proposed Starbucks**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey there David.

I'm a Burbank resident for most of my life and strongly oppose the proposed Starbucks drive through on Hollywood way. We already have more than enough options for coffee in the area and the increased traffic the drive through will surely cause will not be worth it.

Please deny the conditional permit Starbucks has applied for.

Thank you  
Kyle D

**Date : 12-Aug-21 1:25:20 AM**

**From : "Zach McIntyre" zachintyre@gmail.com**

**To : "Kim, David" DKim@burbankca.gov**

**Subject : Opposition to Starbucks Drive-Thru Hollywood Way**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I'm writing as a concerned citizen of Burbank who lives not far from the proposed location of a new Starbucks.

I oppose the construction of yet another Starbucks in the area, which already has multiple nearby, and close to many local shops, only to cause a traffic buildup in the area. Please to not re-zone to allow this project to continue. The commercialization of Burbank is ruining the hometown feel of the community and it's small business. Please reconsider.

Best,

Zach, a concerned Burbank Resident of 3 years and counting

**Date : 07-Aug-21 10:22:03 PM**  
**From : "Jan Hacker" mshacker2305@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Planning Permit 20-0001437 Community Meeting**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Mr. Kim,  
I would like to be included in the community meeting planned for August 11th at 6pm. Please let me know what I need to do to be included.

Regards,  
Jan Hacker

**Date : 12-Aug-21 5:36:12 AM**  
**From : "Katherine Couron" [kjcouron@gmail.com](mailto:kjcouron@gmail.com)**  
**To : "Kim, David" [DKim@burbankca.gov](mailto:DKim@burbankca.gov)**  
**Subject : Planning Permit No. 20-0001437**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hi Mr. Kim,

I'm a resident of an apartment building very near to the proposed location for a Starbucks on Hollywood Way. I feel very strongly that this would negatively impact our neighborhood.

The intersection at Chandler Blvd and Hollywood Way is already extremely congested and dangerous for people using the bike/run path. From my apartment I regularly hear screeching tires, I've seen pedestrians hit by cars, and once had to help guide traffic when a vehicle accident left an SUV and its passengers upside down in the middle of the intersection. We do not need additional traffic in this area.

Additionally, we are very proud of our local coffee shops just one block over on Magnolia. We want their businesses to continue to thrive instead of losing customers who search 'coffee' and are directed to Starbucks instead of a local establishment.

Please consider the needs of the local residents of the neighborhood in this planning decision.

Thank you for your time,

Katherine

**Date : 22-Aug-21 11:46:55 AM**  
**From : "Sorin Neagu" neagu.sorin@sbcglobal.net**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Please no new Starbuck in Burbank**

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

[Sent from AT&T Yahoo Mail on Android](#)



**Date : 12-Aug-21 4:26:02 AM**  
**From : "Sally Chew" js2chew@sbcglobal.net**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Please No More Starbucks Traffic!**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Kim,

I am opposed to Burbank having one more Starbucks and especially not in this location. Nobody wants traffic at Hollywood Way & Chandler, and besides there are other Starbucks so nearby.

Please consider trying to keep Burbank cool and finding ways to support our small and locally-owned businesses.

Starbucks is not unique and does not represent the charm of Burbank. Please work to be more creative in limiting chain retailers and supporting local businesses! Also, please be mindful of what the residents of Burbank want.

Thank you,  
Sally Chew

**Date : 05-Aug-21 4:54:09 AM**  
**From : "Pamela Ryba" pcryba@yahoo.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Please say No to the Starbucks on Hollywood Way**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hi Mr. Kim,

I have been a resident of Burbank for almost 20 years. I live off of Hollywood and Verdugo. The Starbucks in "The Ranch" shopping center already has a drive-thru line that spills onto Verdugo most mornings. Then when going down Hollywood Way the parking lots entering Porto's can create terrible traffic, especially if you get into the wrong lane by accident. I am surprised there are not more accidents at this hectic corner. This proposal of the new Starbucks will create even more traffic issues. While my daughter no longer attends Luther Middle School for three years of driving that way to take my daughter to school I managed to survive the morning obstacle course of traffic just going to Porto's or the Target Store. Adding the Starbucks is one of the worst ideas I have heard of recently.

I also don't understand why the city is not supporting businesses that are local. Covid really took a toll on the community, and we have a large number of coffee establishments in our area. To add yet a third Starbucks Drive Thru to our city is only supporting Starbucks and not our local businesses.

Starbucks has not been helpful when asked for donations to the local Burbank schools or PTA's. They are not supporting our community the way our local coffee retailers have. Between The Ugly Mug, Palm, Basecamp, Cafecito, Romancing the Bean, Porto's. The Commissary, Western Bagel - they provide sponsorships or product for our local schools to raise funds for their PTA, Activities and Sports.

Please vote no on this Starbucks location for traffic safety and the support of our community coffee establishments.

kind regards,  
Pamela Ryba

**Date : 09-Aug-21 9:21:29 PM**  
**From : "Neil Chamberlain" neilchamberlain@hotmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Cc : "City Council DL" citycouncil@burbankca.gov**  
**Subject : Possible Starbucks on Hollywood Way and Chandler**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hi David,

I received an email informing me that there are plans to build a new drive-through Starbucks at 1200 N. Hollywood Way. This is essentially the corner of Chandler and Hollywood Way (presumably at what is now the Empower BMW lot). I live between Buena Vista and Hollywood Way, not too far from Chandler, and typically use the Buena Vista-Chandler or N. Hollywood Way-Chandler intersections when I am driving around Burbank.

If you are unfamiliar with the Chandler bike path, which I feel is a real asset to Burbank, I recommend you spend an hour or two observing traffic at one or more of its major intersections. These are 6-way intersections due to the split of Chandler by the bike path (formerly rail road). Locals are accustomed to navigating these unfamiliar intersections, but unfortunately, others are not. Drivers will frequently drive on the wrong side of either of the two tracks of Chandler, thinking it is double lane. The Buena Vista and Hollywood Way intersections are particularly busy, with 6 lanes of traffic plus the pedestrian and other traffic on the bike path. These are complex intersections with attendant dangers. Permitting a Starbucks at the Hollywood Way intersection is a particularly bad idea. If you are interested in understanding why this is a bad idea, then I recommend you spend some time observing traffic at the Starbucks at Verdugo and Hollywood Way, which frequently backs up on Verdugo, making it difficult and dangerous to navigate that particular intersection. Imagine compounding that danger with the busier traffic flow on Hollywood Way AND the complexity of the Chandler intersection.

I urge you and your fellow Burbank City planners to thoughtfully consider this application to build a drive-through Starbucks at probably one of the most dangerous intersections in Burbank. I say 'probably' without proof of statistics - if you permit this development, then the risk associated with this particular intersection will certainly increase, not to mention the hassle with increased traffic and associate queuing. **Please**, spend some of your time observing traffic at this intersection (as well as at Porto's) before you negatively impact the lives of those who live in this area.

Neil Chamberlain.



**Date : 11-Aug-21 4:53:24 AM**  
**From : "Kt M" katie.yvette@yahoo.com**  
**To : "Kim, David" DKim@burbankca.gov, "City Council DL" citycouncil@burbankca.gov**  
**Subject : Potential Starbucks in Magnolia Park**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello,

I'm Burbank resident Katie Mockary, just weighing in that I am opposed to having a Starbucks drive-thru on the corner of Hollywood Way and Chandler. Traffic-wise, need-wise, and area-wise, I don't believe it will be to our real benefit.

Traffic-wise, I think the drive-thru aspect will make congestion worse for sure. I'm positive that I don't need to explain its probable affect on traffic to you all; I'm sure that's been evaluated already. Please don't dismiss it.

Need-wise, the Starbucks drive-thru on Hollywood Way and Verdugo meets the need for a convenient drive-thru coffee shop nearby, and has a big enough space by being in a big shopping lot to make a drive-thru safe and tucked away from obstructing traffic.

Area-wise, this area has great little coffee shops nearby and another Starbucks could take business away from our local ones. Burbank residents and their businesses should take priority over soulless conglomerates who simply do not need to be here.

If another proposal comes up for the space, for the record, I do think that a new restaurant there would be great. As long as it's not a drive-thru, the area is a ripe one considering there'd be good foot-traffic so I can see a small restaurant doing well there. Again, an In n Out or Chipotle would be too much for that spot, but a small sandwich or boba shop or something there could be really good.

Thank you for considering,  
Katie Mockary

**Date : 03-Aug-21 10:33:17 AM**  
**From : "enzo sauce" enzosauce@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Project 20-0001437**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello David

I'm a resident on Cordova who commutes daily on chandler and hollywood way, so this proposal affects me greatly.

After reading the description, I'm having a difficult time envisioning the proposed layout and traffic flow. Are plans yet available to the public?

I write because prior to living in Burbank I was in Los Angeles and a drive-thru starbucks was built at an already busy intersection, not dissimilar from the Hollywood way and chandler intersection. Long story short, it became a traffic logistics disaster. Cars would be backed up, sometimes dozens at a time on both residential streets as well as on Highland (the offending location was at Highland and willoughby ).

Hollywood Way and chandler has 20 intersecting lanes of traffic which includes the bike and pedestrian lanes. Adding a back up of vehicles right there sounds like an absolute traffic disaster and would impede safe passage for the much loved bike path.

When is the public comment time for this development?

Thank you

Loren semmens

**Date : 08-Aug-21 1:09:03 AM**  
**From : "Meghan Genevie" meghan.genevie@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Cc : "B" rgenevie@hotmail.com**  
**Subject : Project planning 20-0001437**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello we do not support this project. As home owners on Ontario st we think that this project location would cause some serious traffic issues in the neighborhood which would be very disruptive. This would be a prime location for a local business and not more corporate retail.

Thank you  
Meghan Genevie

**Date : 18-Aug-21 4:57:56 AM**  
**From : "Carolann Caven" carol@cavenassociates.com**  
**To : "City Council DL" citycouncil@burbankca.gov**  
**Cc : "Kim, David" DKim@burbankca.gov**  
**Subject : Project Starbucks 1200 N Hollywood Way**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

I oppose this project as I know how congested it gets there as I have lived in Burbank for over 50 years. This will just make matters worse.



**Date : 18-Aug-21 4:47:51 AM**  
**From : "Ashley Caven" acaven@glendalecentretheatre.com**  
**To : "City Council DL" citycouncil@burbankca.gov, "Kim, David"**  
**DKim@burbankca.gov**  
**Subject : Project Starbucks Hollywood way**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

No to Starbucks project--  
Ashley Caven  
Director of Photography/PR

**Date : 18-Aug-21 5:01:18 AM**  
**From : "Melissa Donovan" melissa@cavenassociates.com**  
**To : "Kim, David" DKim@burbankca.gov, "City Council DL"**  
**citycouncil@burbankca.gov**  
**Subject : Proposed 1200 N Hollywood Way Project**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

To the City of Burbank:

I strongly oppose the proposed Starbucks Project at 1200 N Hollywood Way!!! Portos located down the street from this proposed site has created traffic issues and this project would only add to the already congested Hollywood Way.

Thank you,

*Melissa Caven*  
*Caven & Associates, Inc*  
*2030 N Glenoaks Blvd*  
*Burbank, CA 91504*  
*(818) 842-5193*  
*(818) 841-6698 – fax*  
[www.CavenAssociates.com](http://www.CavenAssociates.com)

**Date : 19-Aug-21 4:53:04 AM**  
**From : "Valeria Covarrubias" valecov@hotmail.com**  
**To : "Kim, David" DKim@burbankca.gov, "City Council DL"**  
**citycouncil@burbankca.gov**  
**Subject : Proposed 1200 N. Hollywood Way Starbucks Project**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello,

I would like to express my opposition to this project. Having a Starbucks facility in that area will cause obstruction of traffic and confusion among residents. We already have enough "coffee providers" in this region and don't want to create additional frustration for anybody.

Sincerely,  
Valeria Covarrubias.

**Date : 09-Aug-21 7:31:42 AM**  
**From : "Karen Leahy" karenleahy@att.net**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Proposed Drive Through Starbucks**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear Mr. Kim:

Please do not give a permit for Starbucks to build a drive through coffee house at 1200 N. Hollywood Way, Burbank. The traffic jam this will cause will be horrific. I experience this typed of congestions at the In N Out up near the mall, Porto's Bakery at Magnolia and Hollywood Way, as well as the Starbucks at Verdugo and Hollywood Way. I also pass a drive through Starbucks on my way to work on Lankershim Blvd. in North Hollywood. I have witnessed near accidents and blocked traffic at these sites.

We don't need the Starbucks drive through at 1200 N. Hollywood Way. There are plenty of coffee houses and restaurants near this location.

Thank you for your consideration.

Sincerely,

Karen Leahy  
Burbank resident and concerned citizen

**Date : 07-Aug-21 2:32:33 AM**  
**From : "W. L. Olson" flyingfree45@yahoo.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Proposed drive thru Starbucks on Hollywood Way**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mr. Kim,

I'm writing to express my opposition to a drive thru ANYTHING on the corner of Hollywood Way and Chandler, let alone a Starbucks. This is a very tricky and confusing intersection. Putting a Starbucks Drive Thru is a recipe for disaster.

Has an environmental impact study been done as yet?

Is that alley wide enough to accommodate the two way traffic this will create exiting the property?

What will the people who live in the building on the alley have to do to exit their parking spots in a timely manner?

I'm sorry, but please don't create a drive through here. A walk up/dine in Starbucks would be a good compromise, but truth be told I think we have enough coffee places in the area, some are locally owned and this would create unnecessary competition, not to mention the traffic nightmare. A small cafe, diner, or ice cream shop would be better and would serve those using the bike path better.

I walk from Chandler coming from the west to work on Hollywood Way. I have to cross that intersection. I have seen first hand the insanity and confusion drivers, pedestrians and bicyclists encounter. And that's with the other business still in the construction phase.

All you need to do is sit and watch during rush hour to see how this truly isn't a good plan.

Please reconsider.

Wendy Olson

"My furs are not in storage, nor lying on the bed, they're dancing 'round my feet, waiting to be fed".  
Fabio Paiva Before you speak, ask yourself, is it kind, is it necessary, is it true, does it improve on the silence?

-Sai Baba "Love all, trust a few, do wrong to none." William Shakespeare

**Date : 09-Aug-21 12:23:35 AM**  
**From : "James Arrieta" jarrieta@charter.net**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Proposed new Starbucks drive-through**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This is my official protest to this company building a drive-through Starbucks on Hollywood way.  
Enough is enough.  
Sincerely, James Arrieta  
Sent from my iPad

**Date : 23-Aug-21 12:35:42 AM**  
**From : "Steph Hoover" stephhoover3@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov, "City Council DL" citycouncil@burbankca.gov**  
**Subject : Proposed new Starbucks on Hollywood Way**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello,

I am a member of the Burbank community and I'm writing to you regarding the proposal to build a new Starbucks at 1200 N Hollywood Way. Especially considering this project is planned to have a drive-thru, this location will do nothing but cause more traffic and havoc in our community. There are already several places to get coffee in the area, not to mention several Starbucks, also with drive-thrus.

Please reconsider this proposal and how it will actually affect those of us that live and drive here everyday – it will have an extremely negative impact.

Thank you,  
Stephanie Hoover

**Date : 11-Aug-21 5:04:23 AM**

**From : "Sandra Pessaro" spessaro@gmail.com**

**To : "Kim, David" DKim@burbankca.gov, "City Council DL" citycouncil@burbankca.gov**

**Subject : Proposed one-story Starbucks drive through: Northeast corner of Hollywood Way & Chandler**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

I am a Burbank citizen residing on N Screenland Dr (south of Burbank Blvd and north of Chandler). I am writing to voice my objection to a Starbucks at this location.

We have several locations in Burbank and do not need another.

Sincerely  
Sandra Pessaro



**Date : 03-Aug-21 9:14:13 AM**  
**From : "Jennifer Anderson" talktojennifera@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Proposed Starbuck on Hollywood Way & Chandler**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear David,

I am writing as a Burbank resident on Wyoming Ave who is opposed to the proposed Starbucks on Chandler and Hollywood Way. First, we have more than enough Starbucks in this city. But, even if we didn't this would not be the location and couldn't be a worse location for a drive through. The queue will be down the block creating even more congestion at an already confusing intersection. Second, The Ugly Mug and The Palm, BlvdCafecito and Simply Coffee are all in this area. They, especially Ugly Mug provide so much to the community. I see them sponsoring school programs throughout the city, working with the police foundation, blood drives, masks for schools, coffee and pastry donations for all schools during teacher appreciation week and so much more. Not once has Starbucks sponsored anything at Bret Harte and boy, do we need a new play structure! Not once has Starbucks rallied around our Burbank teachers to support them during the height of Covid in 2020. Not once has Starbucks set up a table on Chandler bike path handing out free coffee with BPD. Please reconsider this proposal.

Thank you,  
Jennifer Anderson

**Date : 09-Aug-21 4:30:15 AM**  
**From : "Stephanie Jackson" srudell512@yahoo.com**  
**To : "Kim, David" DKim@burbankca.gov, "City Council DL"**  
**citycouncil@burbankca.gov**  
**Subject : Proposed Starbucks @1200 N. Hollywood Way**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Good afternoon,

I'm writing to express my concern regarding the proposed drive-through Starbucks location at 1200 N. Hollywood Way. While I have no objection to corporations operating locally, drive-throughs, or Starbucks, I do have objection to a drive-through Starbucks at this particular location.

As I'm sure the city council is well aware, the intersection of Chandler and Hollywood Way is a dangerous/confusing intersection even under the best of circumstances. The conditions there include heavy traffic, a 6-way intersection for vehicle traffic, alternating signals for the vehicle traffic on Chandler, left turn arrows, right turn arrows, and a major crosswalk for bicycle and pedestrian traffic on the bike path (at which crossing signals are often ignored by crossing bicycle traffic). As a Burbank resident living .3 miles from this intersection, I see the complications/danger created by the existing design on a daily basis as I drive by or walk with my children on the bike path.

Adding a Starbucks at this intersection that will have a drive-through line inevitably spilling onto city streets (regardless of whether it is Hollywood Way or Chandler) is a certain recipe for disaster. Undoubtedly there will be many occasions that a vehicle attempting to get in line for the drive-through will be stopped in the middle of the intersection, blocking both vehicle and pedestrian/cycle traffic. Not to mention the light cycles on Chandler for vehicle traffic are quite long, so there will be major traffic implications on Chandler for a vehicle exit from Starbucks into the alley out to Chandler as well.

Vehicles will try to maneuver their way into a drive-through line, which will result in a blocked intersection, illegal U-turns, and unsafe/illegal left turns. This is a foreseeable scenario that should not be an acceptable risk at this already dangerous and congested intersection.

I am also disappointed in the message this sends to our local small businesses in and around Magnolia Park (such as Blvd Cafecito, Ugly Mug, Simply Coffee, Palm Coffee, and Romancing the Bean), all of which have been struggling through the last year due to covid conditions/restrictions, that the city is bending over backwards to try to accommodate an overly ambitious coffee chain's oversaturation plan with special zoning exceptions. Personally, I do not believe a Starbucks is necessary (or even desired) at this location, given the existing Starbucks on Hollywood Way near the airport and the

drive-through location on Hollywood Way and Verdugo - it simply offers nothing unique to the area. That said, if this is a business the council wants to encourage at this address, it should do so without granting a drive-through exception.

Thank you for your consideration.

Sincerely,

Stephanie Jackson

Date : 12-Aug-21 8:31:46 PM  
From : "Jan Loporchio" panette@pacbell.net  
To : "Kim, David" DKim@burbankca.gov, "City Council DL"  
citycouncil@burbankca.gov  
Subject : PROPOSED STARBUCKS @HOLYWOOD WAY & CHANDLER

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am a huge fan of Starbucks but putting one in the proposed location is a **very bad idea**. I live on Ontario & Verdugo and the one just down the street from me at Verdugo and Hollywood way has traffic sitting on Verdugo a good portion of the day. Where would all the traffic wait in line at that location? There is no room on Hollywood way or Chandler. Also, adding additional traffic around the already crowded bike path with cyclists & pedestrians would create a safety issue.

I am hoping that a large company with lots of money will not be the deciding factor in your decision making.  
Jan Loporchio

**Date : 10-Aug-21 5:37:29 AM**  
**From : "Eric Zane Swarthout" ezs323@charter.net**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Proposed Starbucks**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear David,

The proposed Starbucks Drive-Thru at 1200 N. Hollywood Way is a bad idea that will create long lines of cars and hazardous traffic situations. The same thing has happened at the Starbucks on Verdugo Ave and N. Hollywood Way. Where there once was an additional entrance to the shopping center has now become blocked with cars lined up almost the entire day.

I shop there frequently at the CVS and Smart & Final and I've never seen it without cars. The last time I was there, I had to backup to allow a car that used the exit side as an entrance. In fact, we almost hit each other as he came around the corner fast and didn't see me.

The line of cars at the proposed Starbucks will have to wrap around the corner on Chandler Bl., thus blocking the only westbound lane. Also, they would have to approach from Chandler Bl. Westbound, thus bringing all those cars through a Residential area.

Or they will line up down N Hollywood Way across Chandler Bike Path, which would be dangerous as cars don't always abide by the confusing multiple signals at those intersections. This would create a potentially hazardous situation for all the public using the walk and bike path. It also would leave a big gap in the line of cars waiting at that double intersection, presenting the perfect opportunity for the car that didn't want to wait to suddenly cut in, or hold up the other lane waiting to do so. We have all seen that on the freeways.

Thanks for your time,

Eric Swarthout

Sent from my iPad

Date : 10-Aug-21 9:10:13 AM  
From : "Shantel" jedininjafication@gmail.com  
To : "Kim, David" DKim@burbankca.gov, "City Council DL"  
citycouncil@burbankca.gov  
Subject : Proposed Starbucks

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom it May Concern,

I would like to voice my concern over the proposed Starbucks at Chandler and Hollywood Way. I am completely against this idea. I happen to live in the building directly behind the current car lot and am not looking forward to all the traffic. I saw the concept where they would have the drive-thru exiting to the alleyway. There is no way possible that should even be considered. This is a residential neighborhood and people have garages and parking all down that alley. How do you expect people to get in and out of that skinny little alley with Starbucks traffic going up and down the street? I don't even want to imagine trying to leave/come home for work and try to get in/out my parking space because of all the Starbucks traffic spilling into what is essentially my driveway.

As for the traffic issues, Chandler and Hollywood Way is not your typical intersection. People barely know how to read the signs and follow the traffic signals/signs as it is. People are constantly going down the wrong side into oncoming traffic or just ignoring all the no turn on red signs. Not to mention the pedestrian and bike traffic that is right there. The traffic will be insane and I predict cars backed up and stopped in the middle of the intersection trying to get into Starbucks. I also see people trying to make left hand turns into the lot will also back up traffic heading South.

People do NOT know what they are doing at that intersection. We do not need additional traffic from people that do not normally use Chandler mucking up the gears even further. It isn't just because it's a Starbucks. I do not think any high volume business that will have cars coming in and out and in and out need to be at that location. This is going to be a nightmare for anyone that lives in this area. There are plenty of other Starbucks people can go to. Magnolia Park also has plenty of little coffee shops on both Magnolia and Burbank Blvd. I don't even want to think about the traffic getting messed up on Chandler because they took the wrong side and now have to go all the way down, flip around to the proper side, and then wait at a 3-4 minute light. People are going to get hit. Accidents are going to increase.

The majority is against this. If you look at comments on NextDoor or the Facebook City of Burbank group you will see this is not wanted. Maybe 3

people want this. Do not allow this to happen. People can drive 2 minutes to Verdugo and get their coffee.

Thank you,  
Shantel Dodson  
Someone who will live right next to this.

**Date : 12-Aug-21 2:24:56 AM**  
**From : "Edrein Pedrozo" edreinp96@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Proposed Starbucks**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear Mr.Kim

This proposed Starbucks is really not needed in Burbank after all. There're two on Hollywood way if needed. One located on Verdugo and Hollywood way and one Thornton and Hollywood way by the airport area. Also others located in Burbank as well. I also think that if this is ever built traffic will likely turn out to be worse on chandler/Hollywood way. Already people have trouble figuring out what lane is what or will even sometimes place themselves in the opposite lane without knowing that's for incoming cars. Also you increase chances of foot traffic being a problem with the bike lane next to it. Lastly it would make it a hassle for the people living next to it such as people leaving on Cordova or the building behind it. I do not know what I would recommend it's always been a dealership for like 18 years ever since.



**Date : 19-Aug-21 7:54:24 AM**  
**From : "kjew@pacbell.net" kjew@pacbell.net**  
**To : "Kim, David" DKim@burbankca.gov, "City Council DL"**  
**citycouncil@burbankca.gov**  
**Subject : Proposed Starbucks**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello

I would like to respectfully register my opposition to the proposed Starbucks at 1200 N Hollywood Way. Burbank is a great city and doesn't need any more Starbucks. I have driven many times past the two existing Starbucks in the city, and have seen absolute gridlock and near accidents from the line of cars going out into the street. Burbank does not need this business, nor the traffic and congestion that it would bring with it.

Thank you  
Kevin Jew  
Proud Burbank resident since 1989!

**Date : 12-Aug-21 3:31:10 AM**  
**From : "Erin St. Pierre" erinstpierre6142@gmail.com**  
**To : "undisclosed-recipients:"**  
**BCc : dkim@burbankca.gov**  
**Subject : Proposed Starbucks at 1200 North Hollywood Way**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hi,  
I'm reaching out to ask that you please do not put a Starbucks at 1200 North Hollywood Way. I live on North Hollywood Way and I drive this busy street every single day -- this drive through Starbucks will most certainly cause gridlock on an already busy street. The stoplight at Chandler and Hollywood Way is already congested due to the bike path and pedestrian traffic.

Additionally, there's already a Starbucks drive through on Verdugo and we have a ton of other amazing local coffee shops around here. This is so unnecessary. Please take the neighborhood's opinion into consideration.

Thank you.

Best,  
Erin St. Pierre

Date : 12-Aug-21 6:08:35 AM  
From : "James Williams" predub1@gmail.com  
To : "Kim, David" DKim@burbankca.gov  
Subject : Proposed Starbuck's at Chandler and Hollywoodway

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi David,  
I live in the area around this site and have some concerns about the proposed Starbuck's.  
Here is a list:

Proposed Starbuck's at Chandler and Hollywoodway

- **There are only 6 parking spaces.**
  - Where do employees park?
  - How do people that parked exit?
  - I see the "Do Not Block" but there will be issues.
  - Also, how about backing out of a space when the drive thru line is full?
- **Using a service alley as part of the exit plan?**
  - Will increased traffic in the alley impact trash pickup (city and commercial) from the apartments, as well as other city services that use the alley?
  - Directly behind the site are apartment blds with parking on the alley. Exit traffic will impact the ingress / egress of these residents.
  - Many of the residents in those areas also use street parking on Hollywood Way. Will they be competing with parking for Starbucks since there are only six spaces in the lot?
  - Will they be competing with Starbucks employees for parking?
- **No Left Turn?**
  - A "no left turn" had to be instituted down the street at Porto's. Southbound traffic on Hollywoodway turning left and crossing traffic into Porto's caused problems.
- **No Right on Red?**
  - Will the right turn from North Chandler become a "no turn on red" because of any traffic issues with people lining up in the right northbound lane to get to Starbucks and those that try to turn right on red to get into the line or simply go north on Hollywoodway?
- **No Left Turn?**
  - If traffic from the alley wishes to turn left and go eastward on North Chandler, will this cause traffic issue in the alley and on Chandler?
  - Will the alley be blocked by a drive thru line that extends onto North Chandler?

- Will exiting the alley onto North Chandler become a “no left turn” exit?
- **Examples: Starbuck’s Drive Thru on Hollywoodway**
  - Traffic backs up into the street and blocks the bike lane even though there are a large amount of parking spaces in the lot.
  - Traffic backs up with those going west on Verdugo that try to turn left into Starbuck’s and cross traffic.
  - Special traffic markings had to be implemented in the parking lot because the drive thru lane kept blocking a major egress from the shopping center parking lot.

Thank you,

James Williams

**Date : 12-Aug-21 4:27:52 AM**  
**From : "Melissa Govea" melissaanngovea@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Proposed Starbucks at N Hollywood Way**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello,

I received notice of a proposed new Starbucks drive-thru location at the intersection of Chandler and N. Hollywood Way, and as it invited nearby residents to share our input regarding this project, I thought I would do so.

I live on N. Cordova Street in the building directly behind the proposed location. These are some concerns regarding this project:

1. Parking: I see that there are parking spots available in the lot, but unless employees are going to walk to work, get dropped off, or take public transportation to this location, employee parking alone will be an issue as most businesses do not specify employee only parking in their lot. Assuming that this Starbucks will open before 9 AM (as all do), employees will find it difficult to find neighborhood parking - especially in the early morning hours and any time past the afternoon. This is not a "it's Covid, so everyone is staying home now" situation, this is how it's been for years: lots of cars parked on our neighborhood streets, all of the time. That will be compounded by the fact that there are two days of street cleaning and a day of trash collection every week which make it vastly more difficult to find neighborhood parking in addition to the people who cannot find parking on N. Hollywood Way and look to find parking on Chandler and N. Cordova St. If the drive-thru Starbucks on Camarillo and Tujunga is any indication of customer parking, it would seem that most people would choose to not park in the lot as the line for drive-thru typically blocks parked cars. This would mean customers either using the drive-thru and adding to the line of cars, or trying to park on the neighboring streets which are already difficult to find parking on, but especially at certain times and on certain days as previously stated.

2. Traffic Mess: There is already a lot of traffic as it is on N. Hollywood Way, Chandler, Burbank, Magnolia, etc. Having a high-traffic business in an already confusing to navigate intersection for those who are not familiar with the area, is a very dangerous move. My neighbors and I have witnessed many vehicle collisions at this intersection. Countless times, I've come across people driving on Chandler who think it's a one-way street, thereby blocking the other side of the street from other vehicles trying to drive down the correct side of the road. There are also the people who don't realize that the right lane at Chandler N. and N. Hollywood Way is a right-turning lane. I've been involved in road rage incidents where people have followed me and tried to run me off the road because they did not realize that they were in a right-turning lane and try to go straight onto Chandler when I'm in the correct lane to go straight. These types of incidents happen too often, even pre-

Covid. Then there are the drivers whom while waiting for a green light on Chandler, position their cars awkwardly so cars can't get around to the right-turning lane thereby backing up traffic on Chandler even more. If the drive-thru Starbucks on Verdugo and N. Hollywood Way shows us anything, it's that there are plenty of cars that will take up space in the road waiting for the drive-thru. At least at that location, there's a bike lane to absorb the run off. It would be really messy to make N. Hollywood Way a one-lane street. Add to this, the morning and evening rush hour traffic on N. Hollywood Way and Chandler and the bus stop right in front of Empower Auto (which I hope will continue to be a bus stop), the constant fire trucks and police sirens - this intersection is a mess as it is.

Placing a Starbucks (drive-thru or walk-up) or any other high-traffic business at this intersection will bring more harm than good. I'm not against Starbucks. I just believe this is the wrong place for it.

Thank you for hearing my concerns.

Best,

Melissa Govea

**Date : 20-Aug-21 6:19:44 AM**  
**From : "Alareece Di Andrea" alareece@gmail.com**  
**To : "Alareece Di Andrea" alareece@gmail.com**  
**Subject : Proposed Starbucks Development**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

As a concerned citizen, I wanted to reach out as a member of the Burbank community for over 20 years. I oppose the Starbucks development planned on Hollywood Way! We have small businesses that already serve plenty of coffee in the area, and the increase in traffic and congestion is not worth the addition of YET ANOTHER Starbucks!! Please do not allow this project to proceed!!

Sincerely,

--

*~ Alareece Di Andrea ~*  
*Woodbury University Alumni*

**Date : 25-Aug-21 6:49:41 AM**  
**From : "Devon Gonzalez" happyfrontier@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov, "City Council DL"**  
**citycouncil@burbankca.gov**  
**Subject : Proposed Starbucks Development**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

To Whom it Concerns,

Having lived in Burbank for close to 50 years, we have enough problems with the traffic throughout the City and adding more to it does not help. Please do not allow Starbucks to open a drive through on Hollywood Way.

Thank you,  
Devon Gonzalez  
91506



**Date : 16-Aug-21 1:31:17 AM**  
**From : "Sonal Lalwani" sonallalwani@hotmail.com**  
**To : "City Council DL" citycouncil@burbankca.gov, "Kim, David"**  
**DKim@burbankca.gov**  
**Subject : Proposed Starbucks development**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello,

I am a concerned Burbank citizen and I am writing to oppose the plan for Starbucks on Hollywood way. It would create lot of traffic and congestion and we clearly don't need more Starbucks in our beautiful town. Please consider preserving the small town feel of this town.

Thank you for your time.

Sonal.  
Apologies for typos.

**Date : 04-Aug-21 1:20:19 AM**  
**From : "N.E.W." snora520@yahoo.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Proposed Starbucks Drive Thru at 1200 N. Hollywood Way**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear Mr. Kim,

I am a resident of Burbank that lives within 1000 feet of this newly proposed Starbucks. My husband and I both agree that this is absolutely the WRONG spot for something like this due to a guaranteed increase in traffic in an already congested and sometimes for some drivers, confusing intersection. As a resident, I'm strongly opposed to this new business in the proposed location.

Given that a new Starbucks drive-thru was opened not too long ago down the street at Verdugo and N. Hollywood Way, and there is one at 2555 N. Hollywood Way AND one on Riverside Drive another location is not only overkill, but it's also highly unnecessary. The fact that there are more than 2 Starbucks locations within a 5-mile radius is more than enough for those coffee drinkers that choose to go there. Surely there can be a better, more advantageous business put on this corner that benefits Burbank without disrupting the apartments and homes on this location's backside and without congesting an already busy intersection. (And yes, I did look at the plans for the site. I really think this is going to be a huge mess)

I will call in for the meeting on August 11 and I will also say that many in my immediate area did not receive this orange card notice of the proposed Starbucks or the scheduled meeting. Word is spreading in spite of a maybe trick to keep the negative responses at bay? Not sure of the tactic there.

Thank you for your time. Please do note my objection to this project.

Sincerely,  
Nora Wade-Schultz

**Date : 24-Aug-21 9:54:03 AM**  
**From : "reedy gibbs" reedygibbs@sbcglobal.net**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Proposed Starbucks in Burbank**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

As a Burbank resident and home owner I vehemently oppose the proposed Starbucks a 1200 North Hollywood Way! We have more than enough coffee places the the proposed location would be a disaster for our Burbank!  
Please vote no!

**Date : 22-Aug-21 12:14:36 AM**  
**From : "Natalie Booth" macbooth61@icloud.com**  
**To : "Kim, David" DKim@burbankca.gov, "City Council DL"**  
**citycouncil@burbankca.gov**  
**Subject : Proposed Starbucks Location 1200 N Hollywood Way**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As a former/current resident who has made full circle here I came back to Burbank to enjoy a happy lifestyle while balancing living here, working here and getting from one side of town to the other. Since returning here, I have seen my share of changes in Burbank and some not for the better. Traffic in Burbank has dramatically increased and made traversing through town difficult when one lane is taken away due to backups from drivers in pursuit of their \$5 mug of Propaganda. When I heard of this, yet another additional cog in the wheel of easily transporting myself from one end of town to the other I must speak out AGAINST this proposal. Hollywood Way is already a heavily traveled road. And, I don't need nor want a conglomerate like Starbucks on every corner. PS - I support our local small businesses and so should you!

**Date : 03-Aug-21 9:14:27 AM**  
**From : "Nicole Maggi" nicolemariemaggi@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Proposed Starbucks on Hollywood Way & Chandler**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear Mr. Kim,

I am dismayed that there is a proposal to build a Starbucks drive-thru on the corner of Hollywood Way and Chandler Blvd.

There are so many reasons why this is a terrible idea. First, traffic on that corner is already bad because of the way the traffic lights cycle. Adding a drive-thru will only make it worse. If you've ever been on the corner of Hollywood Way and Verdugo during prime coffee-drinking hours, you'll see just how congested things get. Because yes, there is already a Starbucks drive-thru there - LESS THAN ONE MILE AWAY FROM THE PROPOSED STARBUCKS.

Why do we need two Starbucks within a mile of each other? Especially in that neighborhood, which brings me to my second point: there are many locally-owned coffeeshops within a mile or two of the proposed Starbucks, businesses that are owned by Burbank residents, Burbank parents with kids in Burbank schools, people who give back to the community. What is Starbucks going to give to our community? Are they going to put a Letters to Santa mailbox outside of their store in December, like The Ugly Mug does?

Putting a Starbucks in the middle of Magnolia Park to compete with Romancing the Bean, The Palm, Simply Coffee, BlvdCafecito, and the aforementioned Ugly Mug is an assault on those businesses and a slap in the face to their owners who have done so much for this community. This project will devalue the neighborhood, and I am strongly against it.

Sincerely,

Nicole Maggi

Burbank homeowner since 2008

**Date : 21-Aug-21 7:30:48 PM**  
**From : "Robert Levy" birdman77\_2000@yahoo.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Proposed Starbucks On Hollywood Way**

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

If you dont build it, they won't come  
I disapprove this idea.

[Sent from Yahoo Mail on Android](#)

**Date : 18-Aug-21 5:13:20 AM**  
**From : "Melissa Donovan" madonovan68@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov, "City Council DL"**  
**citycouncil@burbankca.gov**  
**Subject : Proposed Starbucks Project**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

I strongly oppose this project. The Starbucks near my house on Verdugo and Hollywood way is already bad enough.

**Date : 03-Aug-21 3:49:21 AM**  
**From : "Yalda Sharif Howland" yaldasharif@hotmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Proposed Starbucks**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Kim,

As a Burbank resident whose elementary school child attends a school near the newly proposed drive-thru Starbucks on Hollywood Way and Chandler, I want to relay my objections to the plans. Even putting aside the fact that the city has enough Starbucks shops already (including one just a few blocks south on Hollywood Way and Verdugo), this is an area that is full of pedestrians, bike riders, skateboarders, and runners. It's not safe to load up the streets with cars waiting to pull into the Starbucks. I'd urge the Planning Board to deny approval of the project.

Thanks for your time,

Yalda



**Date : 09-Aug-21 10:57:41 PM**  
**From : "Rebecca Peiken" beckysauer@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Public Comment about Proposed Starbucks at 1200 N. Hollywood Wy.**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear Mr. Kim,

I like Starbucks – even a drive-thru Starbucks – that’s why I go to the one that is literally one mile away from the proposed location at 1200 N. Hollywood Way. The bustling shopping center at Hollywood & Verdugo is a much more appropriate home for this business.

Meanwhile, anyone who lives near Chandler Boulevard and Hollywood Way will tell you that this is a complicated, and often confusing, intersection. Adding a drive-thru Starbucks here is a disaster waiting to happen. I've witnessed many instances of cars driving on the wrong side of Chandler Boulevard.

On top of that, there is the pedestrian and bike traffic to consider. If there are a lot of people crossing the street on the Chandler Bikeway, only a couple cars may be able to safely make a left turn from westbound Chandler to southbound Hollywood Way. The remaining cars behind them would then be stuck at the intersection (piling up even more traffic behind them) for at least another three minutes.

The Chandler Bikeway is one of Burbank’s greatest assets, and I was surprised that the city would consider inconveniencing, and perhaps endangering, the bikers, walkers and families who use it. Please reject this project on behalf of Burbank's concerned residents.

Sincerely,

Rebecca Peiken

**Date : 09-Aug-21 7:07:09 AM**  
**From : "Leah Carbone" leahbcarbone@gmail.com**  
**To : "City Council DL" citycouncil@burbankca.gov**  
**Cc : "Kim, David" DKim@burbankca.gov**  
**Subject : Public comment regarding Starbucks proposed location**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

I am against the proposed location of the Starbucks at Hollywood Way and Chandler.

Traffic will be terrible on Hollywood Way. We can look to the Starbucks at Verdugo to see the back up that occurs there daily onto Verdugo, which is a less heavily-trafficked street than N Hollywood Way.

It will cause confusion for Chandler which people mistake as a one way street but isn't.

The proposed exit onto a residential alley will lead to confusion as well. That alley exits up by Dino's and is a confusing interchange as well. Funneling more cars that way will add to the confusion.

I'm not against Starbucks in general, I love my chai tea lattes, but that's a terrible location for one, and a terrible location for any drive through. And while I'm not against Starbucks overall I do think we have a lot of them already, and should support smaller business in Burbank- this location would be quite close to local shop The Ugly Mug and we should as a community support local business not build chains so close it cannibalizes their established business.

Leah Carbone  
Homeowner in 91505

Date : 14-Aug-21 6:12:16 PM  
From : "Robert DaGasta" personofleisure777@gmail.com  
To : "Kim, David" DKim@burbankca.gov  
Subject : Re: Please - NO new Starbucks at 1200 N. Hollywood Way!

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Thank you David - my apologies - had a typo in my original comment. meant "it is unnecessary" - here it is again, corrected. Thank you.

I live on Chandler Blvd. I, as do many other Burbankers, enjoy walking and/or riding my bike along the Chandler Bikeway. I also regularly drive up and down Hollywood Way which already is a busy street. Allowing a Starbucks to be situated at that corner intersection is a BAD idea. Its also unnecessary - there already is a Starbucks just .8 miles away down Hollywood Way at The Ranch Shopping Center at Verdugo. That Starbucks now regularly causes traffic lines which block one entire entrance to the shopping center often making it impossible to enter the center of the plaza.

Plus, we don't need another chain - especially when there are many great small mom and pop businesses that serve coffee who are still struggling to recover from the pandemic as it is. All about supporting new businesses but NOT when it will cause more traffic in our residential neighborhood and not where many walk and cycle every day to enjoy the beauty of the bikeway.

Please - keep Chandler Bikeway free and clear of more traffic and safety hazards.

Regards  
Robert DaGasta

On Aug 10, 2021, at 5:43 PM, Kim, David <[DKim@burbankca.gov](mailto:DKim@burbankca.gov)> wrote:

Dear Mr. DaGasta,

Thank you for your comment.

The Planning Division has received your comments on the proposed project located at 1200 North Hollywood Way. Your comments will be considered as we continue processing the application for the proposed Starbucks drive-through. The proposed project requires a Conditional Use Permit (CUP) and Development Review (DR). The CUP and DR requests will be considered by the Planning Board as part of a noticed Public Hearing where the public can provide comments to the Board prior to its consideration. The Applicant, Starbucks, submitted an application and paid the planning fee for the CUP and DR application

review.

The City is tasked with assessing the project's compliance with all the applicable development standards and determining whether the project meets the findings required for the approval of a CUP. The required findings are outlined in Burbank Municipal Code (BMC) Section 10-1-1936. The review of the CUP and DR applications must be done in conformance with the requirements of the California Environmental Quality Act (CEQA) and the City's Zoning Code. The City is undertaking an assessment of traffic operations of the proposed project to determine if the site and surrounding streets can accommodate the drive-through queuing and vehicle circulation expected. The staff report and associated environmental assessment will be made available to the public and to the Planning Board prior to the public hearing.

As of today, the project has not been scheduled for a Planning Board hearing, but there is an informational community meeting related to the application scheduled for Wednesday, August 11, 2021 at 6 pm. The purpose of the community meeting is to provide interested parties more information about the design of the project and solicit public input. This meeting will be held virtually; a link to join the informational community meeting is provided here:

<https://www.burbankca.gov/calendar/-/calendar/8afVJ9Po2izy/event/1385587/%200>

For more information regarding the status of this project or if you have any further questions, please contact me at 818-238-5250 or via email at [dkim@burbankca.gov](mailto:dkim@burbankca.gov). Thank you.

With Regards,

DAVID KIM

Associate Planner

(818) 238-5250 office

[dkim@burbankca.gov](mailto:dkim@burbankca.gov)

BurbankCA.gov

Working together for a safe, beautiful and thriving community

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

From: Robert DaGasta <[personofleisure777@gmail.com](mailto:personofleisure777@gmail.com)>

Sent: Tuesday, August 10, 2021 12:04 AM

To: City Council DL <[citycouncil@burbankca.gov](mailto:citycouncil@burbankca.gov)>; Kim, David <[DKim@burbankca.gov](mailto:DKim@burbankca.gov)>

Subject: Re: Please - NO new Starbucks at 1200 N. Hollywood Way!

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I live on Chandler Blvd. I, as do many other Burbankers, enjoy walking and/or riding my bike along the Chandler Bikeway. I also regularly drive up and down Hollywood Way which already is a busy street. Allowing a Starbucks to be situated at that corner intersection is a BAD idea. Its also necessary - there already is a Starbucks just .8 miles away down Hollywood Way at The Ranch Shopping Center at Verdugo. That Starbucks now regularly causes traffic lines which block one entire entrance to the shopping center often making it impossible to enter the center of the plaza.

Plus, we don't need another chain - especially when there are many great small mom and pop businesses that serve coffee who are still struggling to recover from the pandemic as it is. All about supporting new businesses but NOT when it will cause more traffic in our residential neighborhood and not where many walk and cycle every day to enjoy the beauty of the bikeway.

Please - keep Chandler Bikeway free and clear of more traffic and safety hazards.

Regards  
Robert DaGasta

**Date : 10-Aug-21 12:04:00 PM**  
**From : "Robert DaGasta" personofleisure777@gmail.com**  
**To : "City Council DL" citycouncil@burbankca.gov, "Kim, David" DKim@burbankca.gov**  
**Subject : Re: Please - NO new Starbucks at 1200 N. Hollywood Way!**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I live on Chandler Blvd. I, as do many other Burbankers, enjoy walking and/or riding my bike along the Chandler Bikeway. I also regularly drive up and down Hollywood Way which already is a busy street. Allowing a Starbucks to be situated at that corner intersection is a BAD idea. Its also necessary - there already is a Starbucks just .8 miles away down Hollywood Way at The Ranch Shopping Center at Verdugo. That Starbucks now regularly causes traffic lines which block one entire entrance to the shopping center often making it impossible to enter the center of the plaza.

Plus, we don't need another chain - especially when there are many great small mom and pop businesses that serve coffee who are still struggling to recover from the pandemic as it is. All about supporting new businesses but NOT when it will cause more traffic in our residential neighborhood and not where many walk and cycle every day to enjoy the beauty of the bikeway.

Please - keep Chandler Bikeway free and clear of more traffic and safety hazards.

Regards  
Robert DaGasta

**Date : 10-Aug-21 11:45:06 PM**  
**From : "enzo sauce" enzosauce@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Re: Project 20-0001437**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello David

Following up from my email last week, I was able to see the proposed plans for the starbucks. As a resident who will be directly affected by this, living on Cordova, and after reviewing the plans, I am vehemently opposed to this project's approval. Consider this my official public comment.

Thank you

Loren

> On Aug 2, 2021, at 7:33 PM, enzo sauce <enzosauce@gmail.com> wrote:  
>  
> Hello David  
>  
> I'm a resident on Cordova who commutes daily on chandler and hollywood way, so this proposal affects me greatly.  
>  
> After reading the description, I'm having a difficult time envisioning the proposed layout and traffic flow. Are plans yet available to the public?  
>  
> I write because prior to living in Burbank I was in Los Angeles and a drive-thru starbucks was built at an already busy intersection, not dissimilar from the Hollywood way and chandler intersection. Long story short, it became a traffic logistics disaster. Cars would be backed up, sometimes dozens at a time on both residential streets as well as on Highland (the offending location was at Highland and willoughby ).  
>  
> Hollywood Way and chandler has 20 intersecting lanes of traffic which includes the bike and pedestrian lanes. Adding a back up of vehicles right there sounds like an absolute traffic disaster and would impede safe passage for the much loved bike path.  
>  
> When is the public comment time for this development?  
>  
> Thank you  
>  
> Loren semmens

**Date : 12-Aug-21 4:38:31 AM**  
**From : "Thomas Secosky" tsecosky@att.net**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Re: Propossed Starbucks at 1200 N Hollywood Way**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello,

I am writing you in regards to the propossed construction of a Starbucks at 1200 N Hollywood Way.

I live in an apartment complex right behind this area and fear that this would cause many more problems in this particular area.

There are already parking problems in this area in the first place and this would just make it even more difficult for the residents in this area.

Also, it being a drive through would cause much more noise, traffic issues on Hollywood Way as well as Chandler. This area is already known to have traffic accidents and issue and it would just create an even more dangerous problem.

Please consider not voting for this. I'm sure that there is something else that could be placed there that would not have such a negative impact.

Thank you for your time.

Sincerely,  
Tommy Secosky

[Sent from Yahoo Mail for iPhone](#)



**Date : 13-Aug-21 7:53:05 PM**  
**From : "Laura Ioanou-Price" loawanna@aol.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Cc : "City Council DL" citycouncil@burbankca.gov, "Hess, Justin" JHess@burbankca.gov, "Prescott, Patrick" PPrescott@burbankca.gov**  
**Subject : Re: Starbuck on Hollywood Way/Chandler**  
**Attachment : image001.png;**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Mr. David Kim,

Thank you for the zoom meeting. I feel the community expressed that having any business with a drive thru is a bad fit for the neighborhood and traffic flow on Hollywood Way. I'm fine if any coffee shop goes into the leased space. Can you please keep me posted on the progression of this project.

Thank You,

Laura Ioanou  
Burbank

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

From: Kim, David <DKim@burbankca.gov>  
To: loawanna@aol.com <loawanna@aol.com>  
Cc: City Council DL <citycouncil@burbankca.gov>; Hess, Justin <JHess@burbankca.gov>; Prescott, Patrick <PPrescott@burbankca.gov>  
Sent: Tue, Aug 10, 2021 3:24 pm  
Subject: RE: Starbuck on Hollywood Way/Chandler

Dear Ms. Ioanou,

Thank you for your comment.

The Planning Division has received your comments on the proposed project located at 1200 North Hollywood Way. Your comments will be considered as we continue processing the application for the proposed Starbucks drive-through. The proposed project requires a Conditional Use Permit (CUP) and Development Review (DR). The CUP and DR requests will be considered by the Planning Board as part of a noticed Public Hearing where the public can provide comments to the Board prior to its consideration. The Applicant, Starbucks, submitted an application and paid the planning fee for the CUP and DR application review.

The City is tasked with assessing the project's compliance with all the applicable development standards and determining whether the project meets the findings required for the approval of a CUP. The required findings are outlined in Burbank Municipal Code (BMC) Section 10-1-1936. The review of the CUP and DR applications must be done in conformance with the requirements of the California Environmental Quality Act (CEQA) and the City's Zoning Code. The City is undertaking an assessment of traffic operations of

the proposed project to determine if the site and surrounding streets can accommodate the drive-through queuing and vehicle circulation expected. The staff report and associated environmental assessment will be made available to the public and to the Planning Board prior to the public hearing.

As of today, the project has not been scheduled for a Planning Board hearing, but there is an informational community meeting related to the application scheduled for Wednesday, August 11, 2021 at 6 pm. The purpose of the community meeting is to provide interested parties more information about the design of the project and solicit public input. This meeting will be held virtually; a link to join the informational community meeting is provided here:

<https://www.burbankca.gov/calendar/-/calendar/8afVJ9Po2izy/event/1385587/%200>

For more information regarding the status of this project or if you have any further questions, please contact me at 818-238-5250 or via email at [dkim@burbankca.gov](mailto:dkim@burbankca.gov). Thank you.

With Regards,



DAVID KIM

Associate Planner  
(818) 238-5250 office  
[dkim@burbankca.gov](mailto:dkim@burbankca.gov)  
BurbankCA.gov

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---

**From:** Laura Ioanou-Price <loawanna@aol.com>

**Sent:** Tuesday, August 3, 2021 4:56 PM

**To:** Kim, David <DKim@burbankca.gov>

**Cc:** City Council DL <citycouncil@burbankca.gov>; Hess, Justin <JHess@burbankca.gov>; Prescott, Patrick <PPrescott@burbankca.gov>

**Subject:** Starbuck on Hollywood Way/Chandler

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mr. Kim,

I would like you and your department know that I use Hollywood Way on a daily basis driving and I frequent the bike path. I don't see this design of a drive thru on Hollywood Way be very safe for both pedestrians and motorist.

My other issue is City Staff tries to promote the Magnolia Park area as local small Mom and Pop business. Why would this Starbucks be special to the other already local coffee house with in less than a 1/2 mile? I love The Ugly Mug and Simply Coffee and frequent their business when I'm in the area. I have not tried The Palm but it is on my list. Does Burbank really need another Starbucks, what the count now 18?

I wish City Staff would just try to preserve some of the charm of Burbank and stop with bringing in chain establishments.

Thank you,

s

Laura Ioanou  
Burbank Resident

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**Date : 13-Aug-21 11:11:14 PM**  
**From : "Chad Peiken" cpeiken@yahoo.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Cc : "Nick Schultz" nick@nickforburbank.com, "City Council DL" citycouncil@burbankca.gov**  
**Subject : Re: Starbucks at 1200 N. Hollywood Way #20-0001437**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

David and Nick,  
Thank you both again for being real stand-up gentlemen in this community. I know dealing with residents (and their complaints) can get extremely tiring and frustrating, so I appreciate what you guys do and how you handle it.

I just want to make a quick note based on the virtual meeting we had with the Starbucks representatives on Wednesday. After listening to the parade of callers remind them time and time again that this is a residential neighborhood that is serviced by an already busy and confusing car/bike/walking intersection, I asked the reps if the CUP for the drive-thru was denied, would they consider making the Starbucks a walk up/bike up/parking-only establishment. This was met with a very definitive "NO." They said the project would be abandoned completely without the drive-thru, end of story.

To me that's all that needs to be said. I'm not going to argue about corporate profits vs local businesses — plenty of other residents have done that. I just want to reiterate that for Starbucks, all that talk about servicing the community — jobs, green space, etc — was exposed as misleading at best, and most likely straight-out lies. They care about their profits only (again, I'm not here to argue our capitalist system), and that the worries, complaints, and lives of the residents are purely secondary. What do they care if Chandler is shut down for residents who are trying to head west towards Hollywood Way? Doesn't matter to them if that area of Hollywood Way becomes a third-world style chaotic disaster of traffic, bikes, strollers and dogs all trying to navigate the lights and three intersections as long as there's customers willing to line up for their coffee! And there will be. We all know this. The representative retorted that there are "busier" drive-thrus like Chick-fil-A instead of denying the backup of traffic that Starbucks already causes on Verdugo. He knows it will spill out into the community; Starbucks just doesn't care. And if they don't know, then they really don't care to be bothered to check out the community they wish to build in!

I bring this up because we (you and the planning board) have the power to deny them this CUP. There's reasons why it's not zoned for a drive-thru — and it's precious the reasons the residents all stated. We have to decide which side we're on — the lives of the residents of Burbank who will be impacted by this establishment, or the corporate interests who do not live here who are merely trying to turn a profit. Remember, you guys represent us; not them.

Thanks again for your time,  
Chad Peiken  
(818) 430-5672

> On Aug 10, 2021, at 3:25 PM, Kim, David <DKim@burbankca.gov> wrote:

>

> Dear Mr. Peiken,

>

> Thank you for your comment.

>

> The Planning Division has received your comments on the proposed project located at 1200 North Hollywood Way. Your comments will be considered as we continue processing the application for the proposed Starbucks drive-through. The proposed project requires a Conditional Use Permit (CUP) and Development Review (DR). The CUP and DR requests will be considered by the Planning Board as part of a noticed Public Hearing where the public can provide comments to the Board prior to its consideration. The Applicant, Starbucks, submitted an application and paid the planning fee for the CUP and DR application

review.

>

> The City is tasked with assessing the project's compliance with all the applicable development standards and determining whether the project meets the findings required for the approval of a CUP. The required findings are outlined in Burbank Municipal Code (BMC) Section 10-1-1936. The review of the CUP and DR applications must be done in conformance with the requirements of the California Environmental Quality Act (CEQA) and the City's Zoning Code. The City is undertaking an assessment of traffic operations of the proposed project to determine if the site and surrounding streets can accommodate the drive-through queuing and vehicle circulation expected. The staff report and associated environmental assessment will be made available to the public and to the Planning Board prior to the public hearing.

>

> As of today, the project has not been scheduled for a Planning Board hearing, but there is an informational community meeting related to the application scheduled for Wednesday, August 11, 2021 at 6 pm. The purpose of the community meeting is to provide interested parties more information about the design of the project and solicit public input. This meeting will be held virtually; a link to join the informational community meeting is provided here:

> <https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.burbankca.gov%2Fcalendar%2F-%2Fcalendar%2F8afVJ9Po2izy%2Fevent%2F1385587%2F%25200&data=04%7C01%7CDKIm%40burbankca.gov%7Cf920ca527cf44caaf68a08d95e85ba75%7C648dae31182b4da299ef2581ab8e8bea%7C0%7C0%7C637644750746456917%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ikl1haWwiLCJXVCi6Mn0%3D7C1000&sdata=ismptmf29uq5Q2xr264m0iwWNpMGhFd3tfGBHie77ZQ%3D&reserved=0>

>

> For more information regarding the status of this project or if you have any further questions, please contact me at 818-238-5250 or via email at [dkim@burbankca.gov](mailto:dkim@burbankca.gov). Thank you.

>

> With Regards,

>

>

>

> DAVID KIM

> Associate Planner

> (818) 238-5250 office

> [dkim@burbankca.gov](mailto:dkim@burbankca.gov)

> BurbankCA.gov

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>

>

> -----Original Message-----

> From: Chad Peiken <[cpeiken@yahoo.com](mailto:cpeiken@yahoo.com)>

> Sent: Friday, July 30, 2021 6:40 PM

> To: Kim, David <[DKim@burbankca.gov](mailto:DKim@burbankca.gov)>

> Cc: Nick Schultz <[nick@nickforburbank.com](mailto:nick@nickforburbank.com)>; City Council DL <[citycouncil@burbankca.gov](mailto:citycouncil@burbankca.gov)>

> Subject: Starbucks at 1200 N. Hollywood Way #20-0001437

>

> CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

>

>

>

> Mr. Kim,

> I am emailing you about the proposed development of a Starbucks at 1200 N. Hollywood Way at the corner of Chandler and Hollywood Way. It is so astonishing to me how absurd and tone-deaf this proposal is that I had to immediately write this letter on a Friday evening. The idea of placing an extremely high-car traffic business like a Starbucks at a corner that is bottlenecked already with the convergence of two two-lanes streets crossing the main north/south traffic artery of western Burbank — combined with a bike path filled with strollers, dogs, joggers, etc — is a level of insanity from the city of Burbank I have never experienced before. Cars already don't know how to navigate both sides of Chandler, let alone that intersection, and now you're gonna introduce a popular DRIVE THRU business there? Not only will us residents be completely backed up on Chandler trying to head towards the studios/Hollywood, we will then be sitting in a ton of traffic on Hollywood Way heading north when we try to make it home. Go check out the drive thru at In-N-Out or the drive thru at Starbucks on Verdugo — in their own, much larger dedicated space — and imagine

that on our already hectic corner. Then mix in a whole lot of vulnerable joggers/dogs/children trying to cross that short and confusing intersection and I assume it'll only be weeks (days?) until we have our first major accident. This project can not continue, and it should never have gotten this far in the first place. No one who lives in this area would ever have approved anything remotely close this proposal.

>

> On a related note, the fact that the city is so willing to destroy the business of their beloved local coffee shops within spitting distance of this project — like the award winning The Ugly Mug —is also very disheartening. Where does the greed end?

>

> Please feel free to reach out to me directly at 818 430 5672 if you have any questions, possibly some explanations for this ridiculousness. My neighbors on N. Avon St. who I have spoken today share the same disbelief. We are literally stunned.

>

> Chad Peiken

>

> CC: Nick Schultz, Burbank City Council

Date : 11-Aug-21 12:38:10 PM  
From : "Terri Hardin" tiggerterri@gmail.com  
To : "Kim, David" DKim@burbankca.gov  
Subject : Re: The Starbucks Project for 1200 N Hollywood Way From Terri/Lindsey Jackson  
Attachment : image001.png;

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mr. Kim

Thank you for responding to my email. I plan to sit in on the virtual meeting tomorrow, Wednesday @6pm. However after writing to you I felt that rather than fill this email with reasons why a Starbucks wouldn't work at the proposed location again, I thought I'd suggest a possible alternative location.

As I mentioned the problem with the current location is N Chandler. With only 2 lanes and at that intersection one lane to turn right and one for left, it would disrupt the entire neighborhood.

This is the case for many locations that Starbucks might go anywhere along Hollywood Way. Many of the streets that intersect with Hollywood Way are only a couple of lanes and if not they have a gas station on the corner. They just don't work. Every one of them would be a colossal mess.

Because of this I'd like to suggest an alternative. On the corner of Magnolia Blvd. and N. Clybourn Ave there's a closed down Dairy there now. Frankly, ever since Alta Dena pulled its sponsorship, that dairy has been on borrowed time in my opinion. Once the pandemic hit well it really appears to be over for that little place. It sits abandoned waiting for new life.

I think a Starbucks could go there as this is a fairly good sized lot, and Clybourn has a good sized road with limited traffic.

Starbucks could work with the lot to try to keep the traffic around it at a minimum.

In any case. The present proposed location is NOT suited for this project.

I hope you will consider my suggestion as a possible alternative and know that I love My dear Burbank and make this suggestion

because one should always offer a solution and not just complain.  
Thank you again for getting back to me.  
Let me know if I can be of help in the future.  
yours  
Terri Hardin Jackson a resident of Burbank since 1994.  
818 822 1766

On Tue, Aug 10, 2021 at 5:51 PM Kim, David <[DKim@burbankca.gov](mailto:DKim@burbankca.gov)> wrote:

Good Evening,

Thank you for your comment.

The Planning Division has received your comments on the proposed project located at 1200 North Hollywood Way. Your comments will be considered as we continue processing the application for the proposed Starbucks drive-through. The proposed project requires a Conditional Use Permit (CUP) and Development Review (DR). The CUP and DR requests will be considered by the Planning Board as part of a noticed Public Hearing where the public can provide comments to the Board prior to its consideration. The Applicant, Starbucks, submitted an application and paid the planning fee for the CUP and DR application review.

The City is tasked with assessing the project's compliance with all the applicable development standards and determining whether the project meets the findings required for the approval of a CUP. The required findings are outlined in Burbank Municipal Code (BMC) Section 10-1-1936. The review of the CUP and DR applications must be done in conformance with the requirements of the California Environmental Quality Act (CEQA) and the City's Zoning Code. The City is undertaking an assessment of traffic operations of the proposed project to determine if the site and surrounding streets can accommodate the drive-through queuing and vehicle circulation expected. The staff report and associated environmental assessment will be made available to the public and to the Planning Board prior to the public hearing.

As of today, the project has not been scheduled for a Planning Board hearing, but there is an informational community meeting related to the application scheduled for Wednesday, August 11, 2021 at 6 pm. The purpose of the community meeting is to provide interested parties more information about the design of the project and solicit public input. This meeting will be held virtually; a link to join the informational community meeting is provided here:



<https://www.burbankca.gov/calendar/-/calendar/8afVJ9Po2izy/event/1385587/%200>

For more information regarding the status of this project or if you have any further questions, please contact me at 818-238-5250 or via email at [dkim@burbankca.gov](mailto:dkim@burbankca.gov). Thank you.

With Regards,



DAVID KIM  
Associate Planner

(818) 238-5250 office

[dkim@burbankca.gov](mailto:dkim@burbankca.gov)

BurbankCA.gov

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**From:** Terri Hardin <[tiggerterri@gmail.com](mailto:tiggerterri@gmail.com)>

**Sent:** Sunday, August 8, 2021 2:49 PM

**To:** Kim, David <[DKim@burbankca.gov](mailto:DKim@burbankca.gov)>; City Council DL  
<[citycouncil@burbankca.gov](mailto:citycouncil@burbankca.gov)>

**Subject:** The Starbucks Project for 1200 N Hollywood Way From Terri/Lindsey Jackson

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may Concern,

Our names are Terri and Lindsey Jackson, and we are very happy residents of Burbank. We LOVE Burbank because it is full of MOM and POP places all over Magnolia Park.

In late JULY we were among over 100 families who participated in the first Magnolia Park Garage Sale.

You have a real sense of community in Burbank.

There's no better place to live than in Burbank.

**THIS IS WHY YOU MUST NOT ALLOW THE STARBUCKS COFFEE PROJECT TO GO THROUGH.**

We have plenty of coffee places all over Magnolia Park.

The last thing we need is another coffee chain company as we have plenty of Starbucks. We don't need a company that doesn't care about who or what they disrupt and make worse.

This Project, the possible Starbucks in question would be at the corner of North CHANDLER and Hollywood Way which is a HUGE mistake.

North Chander has only 2 lanes and you KNOW how Starbucks is.

**For Example:** The Starbuck on Verdugo is so poorly planned that it gums up the ENTIRE parking lot, let alone create traffic jams on Verdugo itself.

Like many residents of Burbank, we use North and South Chandler all the time when travelling to and from our home as we prefer it to get around rather than take Magnolia.

PLEASE don't look at only the CASH they would bring, but rather the COMMUNITY they would destroy.

We appreciate you taking the time to read this email.

If you'd like to reach out and have a conversation on this matter, we are at your service.

Sincerely,

Your Friends

Terri and Lindsey Jackson

**Walt Disney's Legendary Imagineer**

***Terri H. Jackson***

***818 822 1766 Artist, Actress,  
Foster Farms Chicken***

--

**Walt Disney's Legendary Imagineer**  
***Terri H. Jackson***  
***818 822 1766 Artist, Actress,***  
***Foster Farms Chicken***

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**Date : 10-Aug-21 2:20:59 AM**

**From : "Brittany Mccarthy" brittwearspearls@gmail.com**

**To : "Kim, David" DKim@burbankca.gov**

**Subject : Rejection of Starbucks development on Chandler and Hollywood way**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

You cannot put a drive-through starbucks in this spot. Not only will it take business away from the local coffee shops all over Magnolia Park, it doesn't even make sense for it to be there. There is a Starbucks by the airport, and a Starbucks drive through a few blocks from this proposed location. I am completely disgusted that this is happening to Burbank. Putting in a Target and a Goodwill around this area was bad, but this is just ridiculous.

Do NOT support these huge corporations. THIS IS NOT BURBANK. Burbank is a proponent of small business. Burbank has some of the best independently owned coffee shops that I've ever been to in my life. Not to mention how it will affect that area.

Chandler is a walking path for many pedestrians, cyclists, and families. This Drive-through will cause traffic jams, it will make climate change worse by adding yet another drive through business, it will affect the air quality of all the housing nearby, and more than anything else it physically makes no sense to place it there. Please put a locally owned business there instead. A lot of the new developments that I see coming into Burbank remind me of Glendale- and have you seen what has happened to Glendale? A lot of high rise, empty apartments that the regular person cannot afford. They are being priced out. We do not want this happening in Burbank. If Burbank continues in this direction we are highly considering moving. That is how serious this is.

Brittany Mccarthy  
Burbank Resident

**Date : 16-Aug-21 4:26:41 AM**  
**From : "Daniel Hwang" danielhwang523@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov, "City Council DL"**  
**citycouncil@burbankca.gov**  
**Subject : Say No to the Proposed 1200 N. Hollywood Way Starbucks Project**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello, my name is Daniel Hwang. This email regards the "Say No to the Starbucks on 1200 N. Hollywood Way." I will also oppose and say no to the Starbucks project on 1200 N. Hollywood Way.

Kind regards

Daniel Hwang

**Date : 19-Aug-21 8:55:50 AM**

**From : "Deanna Zanzanian" deannaz@rocketmail.com**

**To : "Kim, David" DKim@burbankca.gov, "City Council DL"  
citycouncil@burbankca.gov**

**Subject : Say No to the Proposed 1200 N. Hollywood Way Starbucks Project**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please do not approve the proposed Starbucks project on Chandler and N Hollywood Way. As a Chandler park resident, the increase in traffic along the normally quiet and safe Chandler Bikeway, as well as the strain this new Starbucks might place on many local coffee shops on Magnolia, are concerning.

Thank you very much for considering.

-Deanna Zanzanian

**Date : 19-Aug-21 1:43:35 AM**

**From : "ANDRANIK CHEBEYAN" ANDO.ME@live.com**

**To : "Kim, David" DKim@burbankca.gov, "City Council DL" citycouncil@burbankca.gov**

**Subject : Say No to the Proposed 1200 N. Hollywood Way Starbucks Project**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

You can predict exactly how this will turn out by simply watching [this video](#) showing the traffic jam Portos causes on a regular basis.

This location is not zoned for a drive-through Starbucks, please do not give Starbucks Conditional Use Permit (CUP), do not make an exception on the zoning.

We do not need additional coffee businesses in the area. We do not need to agree to a special zoning exception. There are oodles of coffee places in walking distance to the proposed site.

Thank You,  
Andy,  
A Burbank resident.



Date : 12-Aug-21 3:31:13 AM

From : "Say No to Starbucks" stopthem@saynotostarbucks.site

To : "Kim, David" DKim@burbankca.gov

Subject : Say No to the Proposed 1200 N. Hollywood Way Starbucks Project

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

## Stop This VERY Dangerous Idea!

Starbucks wants to construct a drive-through location at 1200 North Hollywood Way.

This is a horrible idea.

Traffic will be blocked and this will cause daily gridlock. The image below is what a typical Starbucks drive-through line looks like in the morning.

Cyclists and pedestrians will be endangered by the vehicular chaos at this already-confusing stop light. You know this because you have seen it with your own eyes.

You can predict exactly how this will turn out by simply watching [this video](#) showing the traffic jam Portos causes on a regular basis. It's clear we cannot have this Starbucks at this location.

The location is not zoned for a drive-through Starbucks which is why the company has applied for a Conditional Use Permit (CUP) to ask Burbank to make an exception on the zoning!

We do not need additional coffee businesses in the area. We do not need to agree to a special zoning exception. There are oodles of coffee places in walking distance to the proposed site.

- Porto's, 3614 W Magnolia Blvd, Burbank, CA 91505 (0.3 miles)

- Coral Cafe, 3321 W Burbank Blvd, Burbank, CA 91505 (0.4 miles)
- Romancing the Bean, 3413 W Magnolia Blvd, Burbank, CA 91505 (0.5 miles)
- Simply Coffee, 940 N Lima St, Burbank, CA 91505 (0.5 miles)
- The Ugly Mug, 3112 W Burbank Blvd #100, Burbank, CA 91505 (0.5 miles)
- Blvd Cafecito, 3210 W Magnolia Boulevard, Burbank, CA 91505 (0.6 miles)
- The Palm Coffee Bar, 2922 W Magnolia Blvd, Burbank, CA 91505 (0.8 miles)
- Starbucks, 3714 W Verdugo Ave, Burbank, CA 91505 (0.9 miles)
- Starbucks, 2555 N Hollywood Way, Burbank, CA 91505 (1.7 miles)

It is essential that you take action immediately.

Action #1: Call the City of Burbank project planner David Kim at (818) 238-5250

Action #2: Email your objection to the project BOTH to [dkim@burbankca.gov](mailto:dkim@burbankca.gov) and to [citycouncil@burbankca.gov](mailto:citycouncil@burbankca.gov) *today*

Action #3: Attend the virtual Community Meeting by clicking the link below on Wednesday, August 11, 2021 at 6:00 p.m.

We must fight to preserve the quality of our community and stop this very bad idea. We don't need a Starbucks at every street corner and we don't need a traffic jam every day making life very bad in Magnolia Park.

**Click to Attend**

Say No to the Proposed Starbucks at 1200 North Hollywood Way,  
Burbank

A privately-funded project

Box 6789, Burbank, California 91510

[Unsubscribe instantly](#)

**Date : 11-Aug-21 2:58:16 AM**  
**From : "Bruddyanne" bruddyanne@yahoo.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Stand up for small businesses**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr Kim,

The pandemic was already a huge blow to small businesses and so many beloved stores went under. This proposed idea to build yet ANOTHER Starbucks will be the final nail on the coffin. Diversity benefits consumers and local neighborhoods because competition lowers prices, consumers have more options, and local residents can engage with their communities more.

Starbucks destroys local businesses and pedestrian-friendly neighborhoods. And people specifically flock to Burbank because of those local mom n pop shops and pedestrian-friendly streets.

Please do not allow another Starbucks to take foot in Burbank. It goes against what Burbank stands for to a lot of people. Please respect our homes and neighborhoods and local businesses. Everyone is trying really hard to get by these days. We need government on our side, not on the corporation's sides.

Thank you for your time,  
Christina Lee

Sent from my iPhone

**Date : 04-Aug-21 4:56:07 AM**  
**From : "Laura Ioanou-Price" loawanna@aol.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Cc : "City Council DL" citycouncil@burbankca.gov, "Hess, Justin" JHess@burbankca.gov, "Prescott, Patrick" PPrescott@burbankca.gov**  
**Subject : Starbuck on Hollywood Way/Chandler**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello Mr. Kim,

I would like you and your department know that I use Hollywood Way on a daily basis driving and I frequent the bike path. I don't see this design of a drive thru on Hollywood Way be very safe for both pedestrians and motorist.

My other issue is City Staff tries to promote the Magnolia Park area as local small Mom and Pop business. Why would this Starbucks be special to the other already local coffee house with in less than a 1/2 mile? I love The Ugly Mug and Simply Coffee and frequent their business when I'm in the area. I have not tried The Palm but it is on my list. Does Burbank really need another Starbucks, what the count now 18?

I wish City Staff would just try to preserve some of the charm of Burbank and stop with bringing in chain establishments.

Thank you,

s

Laura Ioanou  
Burbank Resident

**Date : 22-Aug-21 11:42:58 PM**  
**From : "Keith B. Alvarez" keithbalvarez@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Starbucks - 1200 North Hollywood Way**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hi David,  
My name is Keith B. Alvarez and I live close to the Chandler Bike Path. I wanted to let you know that I support the Starbucks development that is being looked at for "1200 North Hollywood Way". It would add a pleasant stop when exercising. My only 2 cents is maybe something more walk friendly instead of drive friendly. Anyways, if you need my support you have it.

-Keith B. Alvarez

**Date : 11-Aug-21 8:49:49 PM**  
**From : "Brian Ludwick" spblsp@aol.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Cc : "City Council DL" citycouncil@burbankca.gov**  
**Subject : Starbucks - 1200 N Hollywood Way**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it concerns:

The proposed Starbucks to be located on 1200 N Hollywood Way is a terrible idea.

I am a resident on the 1300 block on Avon. The current traffic light situation at the corner of Chandler and Hollywood Way paired with the Starbucks will be dangerous. Traveling Southwest on Chandler you will notice a traffic light on the corner of Chandler and Hollywood Way. This light controls traffic for Hollywood Way as well as BOTH sides of Chandler Blvd. This light controls traffic so that cars have a green light on Hollywood Way, then one side of Chandler Blvd, back to Hollywood Way, and finally the other side of Chandler Blvd. This traffic pattern will cause plenty of cars to pile up as Starbucks patrons exit onto Chandler Blvd.

Also, Chandler Blvd often has many pedestrians taking advantage of the bike/walking lane. Often on Chandler Blvd I see only 1-2 cars being able to turn left or right at the intersection as there are many pedestrians. This will cause traffic to pile up even more AS WELL as causing a danger to pedestrians.

I often see motorist driving down Chandler Blvd on the wrong side of the road. Motorist often think that Chandler Blvd is a one-way street.

Furthermore, the proposed address is not zoned for a drive-through. It's not zoned for a drive-through for a reason. The traffic pattern paired with pedestrian traffic does not allow a drive-through at the proposed intersection.

Burbank - please do the right thing and do not allow a drive-through at this location. Traffic at this intersection will be horrible. It will not be safe for motorist, bicyclists, and pedestrians.

Please reach out to me if you have any questions.

Brian Ludwick  
1300 block of N. Avon St.  
Phone: 661-313-2735

**Date : 03-Aug-21 8:47:03 PM**  
**From : "Alfredo Samaniego Jr" samaniego\_alfred@icloud.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Starbucks - 1200 N Hollywood Way**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello David Kim,

I'm reaching out as a concerned resident of Burbank. I'm hoping others have reached out to you in regards to the application for a DR to build a Starbucks at 1200 N Hollywood Way. I feel this is an unnecessary build and expense as we have plenty of local cafes in the area that all help serve the community.

If you have not been to one, I recommend The Ugly Mug at 3112 W Burbank Blvd. Their nutty doodle coffee is hands down the best cup of coffee I've had and my usual order. Which after frequenting this location as much as I have, the staff has down pretty well. It's a nice start to the day and I hope that after visiting this, or any of the other local cafes in the area such as The Palm Coffee Bar, Blvd Cafecito, and Simply Coffee, you might feel the same.

Please, do not add yet another Starbucks to the city.

Thank you for your time.

Best,

Alfredo Samaniego

**Date : 28-Aug-21 2:54:03 AM**  
**From : "Shaunna Morales" shaunnamorales@yahoo.com**  
**To : "Kim, David" DKim@burbankca.gov, "City Council DL"**  
**citycouncil@burbankca.gov**  
**Subject : Starbucks - 1200 North Hollywood Way**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear Mr. Kim and City Council members,

I write this email to urge you not to approve Starbucks request to construct a drive-through location on the corner of Chandler and Hollywood Way. It is with great concern that this will cause extreme traffic congestion even more than there is now. That is an incredibly busy intersection as it is and a Starbucks location will make it that much worse. We already have a horrible traffic issue down the street at Porto's Bakery. We also have multiple Starbucks locations in the City of Burbank, with three locations nearby, the Airport, Hollywood Way and Verdugo, and in Ralphs Market. We also have two additional locations nearby at Pass and near Bob's Big Boy. We also have wonderful mom and pop coffee shops, Romancing the Bean and the Ugly Mug.

Please do not approve this construction.

Sincerely,  
Shaunna Morales  
Resident on Chandler Blvd.



**Date : 03-Aug-21 9:01:27 PM**  
**From : "Martha Lanfear" mklanfear@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Starbucks - Hollywood Way & Chandler**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello David,

This project location is such a bad idea. How can I please sign a petition to ban this Starbucks location?

I am sorry, I cant believe the project got approved this far and only assume the people who approved the location don't live in the neighborhood as I do.

Here is why:

1. Chandler attracts pedestrian traffic from Burbank and surrounding areas. Chaotic drive thru traffic will certainly result in some injury.
2. There is no space on either HW or Chandler to handle the line of traffic like the Starbucks location seen on Verdugo at HW Starbucks. Traffic on HW, a major thoroughfare, will get further impeded. HW is a major artery to the airport and should not be impeded. This affects people from more than just the local Burbank neighborhood.
3. Burbank should balance the numbers of Starbucks vs local coffee businesses so that we don't drive locals out of business. Burbank has sufficient Starbucks.

Thanks  
Martha Lanfear

**Date : 24-Aug-21 8:39:19 AM**  
**From : "laura anderson" lauraleeanderson@att.net**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Starbucks**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please do NOT allow another Starbucks (especially a drive through in that location!) to further add to the congestion of traffic in that area. We have plenty of places to get coffee in Burbank.

Thank you!  
Laura Anderson

**Date : 09-Aug-21 1:47:42 AM**  
**From : "russell bracher" russellbracher@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : STARBUCKS**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

NO.....!

Sent from INTERNATIONAL EXPORTERS VAUXHALL CROSS (LONDON) LTD

**Date : 09-Aug-21 7:21:27 PM**  
**From : "Kevin C" kevtoothster@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : starbucks**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Just say no to another starbucks. It's a traffic nightmare already with Portos. Recognize how many coffee places are in that area and realize that we don't need another. Hollywood way is too dang busy!!! Please do the right thing and say NO!!

sincerely,  
long time Burbank resident Kevin Carlson

Sent from my iPhone

**Date : 12-Aug-21 8:22:57 AM**  
**From : "karen95147@aol.com" karen95147@aol.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : STARBUCKS**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello Mr. Kim,

I, for one, am in favor of Starbucks at Chandler & Hwd. Way. This area of Burbank is a wasteland when it comes to coffee shops. The ones that were mentioned are too far away (Ugly Mug). The auto lot is a blight on area. Nobody mentioned the success of the Sizzler, although much less traffic than a Starbucks. I live on Chandler, 5 streets west of Hollywood Way. I have been here 40 years. I'm sure Starbucks will figure out the traffic situation.

Thank you,

Karen Rodriguez

**Date : 18-Aug-21 4:04:04 AM**  
**From : "Isabel" wonderplex@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov, "City Council DL"**  
**citycouncil@burbankca.gov**  
**Subject : Starbucks**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

If I was trying to cause chaos in Burbank on a daily basis, I could not choose a better idea than a Starbucks at Hollywood Way and Chandler.

So much customer traffic in the middle of a child-appealing bike path at an already poorly designed intersection is just asking for someone to literally die.

And the traffic lesson is no more visible than just down the road at Porto's. The backup for pickups and parking have become the stuff road rage is made of. This design will have regular long lines as stressed drivers grow impatient for their caffeine.

Please don't do this. Starbucks can do better. And so can Burbank leaders.

Isabel Omero

**Date : 21-Aug-21 10:28:51 AM**  
**From : "Patricia Connors" squigms@aol.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Starbucks**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am against the starbucks project that is being considered on Hollywood way. I live in the day and I believe that the residents have a say. I have a house on Lima and it will cause congestion in the streets. We have plenty of drive thru starbucks.

Sincerely  
Patricia Connors

**Date : 22-Aug-21 12:08:03 AM**  
**From : "JOHNjohncarusol@juno.com" johncarusol@juno.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : starbucks**

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

No to Starbucks     Have too many now. Too much traffic in area now.

John



**Date : 22-Aug-21 9:23:44 AM**  
**From : "Malcolm Tyler" tylermalcolm11@yahoo.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Starbucks**

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi I object to the new Starbucks in Burbank.

**Date : 23-Aug-21 8:09:43 PM**  
**From : "Mary Ganzel" ganzelmary3@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov, "City Council DL"**  
**citycouncil@burbankca.gov**  
**Subject : Starbucks**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

NO to the proposed Starbucks on Hollywood. Biggest concern is congestion near Chandler bike path. Lots of use and potential danger for little ones. Please vote no.

**Date : 24-Aug-21 5:13:44 AM**  
**From : "Mark Hildreth" 888hildreth@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Starbucks**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

It's hard enough to make a right turn on the north side of Chandler right now. If they think about putting a Starbucks there they need to widen the road on the north side of Chandler.

**Date : 24-Aug-21 11:00:57 PM**  
**From : "Mara Holbrook" mara.holbrook@whpschool.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Starbucks**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

I am against the drive through Starbucks on Chandler. There are so many Starbucks in Burbank and this will create unnecessary traffic as well as hurting the local businesses that add to the charm and appeal of Burbank.

---

**WOODLAND HILLS PRIVATE SCHOOL**

**Collins Campus** | P: 818-712-9966 | F: 818-712-9977 | 22322 Collins St., Woodland Hills, CA 91367

**Oxnard Campus** | P: 818-348-6563 | F: 818-340-4903 | 22555 Oxnard St., Woodland Hills, CA 91367

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**Date : 26-Aug-21 3:15:32 AM**  
**From : "Kristhy Morales" kristhymorales@gmail.com**  
**To : "City Council DL" citycouncil@burbankca.gov, "Kim, David" DKim@burbankca.gov**  
**Subject : Starbucks**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello,

I am a lifelong resident of Burbank and wanted to voice my opposition to the Starbucks at 1200 N Hollywood Way.

There is and has been so much development happening in Burbank without adequate resources and planning for overflow of traffic. Most of this we have been forced to accept as the new normal.

There are plenty of places in the area for coffee, as well as a surplus of Starbucks as well. We need to support Burbank's small businesses especially in the wake of this pandemic - this is an opportunity to show up for them. You can also show up for the residents who don't want to see Burbank overwhelmed with traffic at every intersection.

At present we need to also remember why Burbank is special. We are a large city with a small town feel. If we oversaturate our city, it will lose its value. Is it really impossible for our reps to do the right thing anymore? I hope not.

Thank you,  
Kristhy Morales

--

Best regards,  
Kristhy Morales

**Date : 21-Aug-21 9:02:41 AM**  
**From : "maggtom@aol.com" maggtom@aol.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Starbucks, 1200 Hollywood Way**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Mr Kim,  
I oppose a new Starbucks at this location. I was there the other day for business trying to park and the traffic was thick and fast. Frightening to get out of the car after curb parking. Almost no break in the line of traffic.  
I believe this new Starbucks would cause major traffic jams around the area and create accidents.  
Once again I strongly oppose this bad idea.  
Respectfully,  
Christopher Thomas  
Burbank Homeowner

**Date : 18-Aug-21 5:15:01 AM**  
**From : "Melissa Caven" w0zzie4612@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov, "City Council DL"**  
**citycouncil@burbankca.gov**  
**Subject : Starbucks 1200 Hollywood Way**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

No need for another Starbucks in the area. Will create more problems than the ports already does!!!!!!

**Date : 23-Aug-21 2:07:14 AM**

**From : "Sarah Carroll" sarah.stout@icloud.com**

**To : "Kim, David" DKim@burbankca.gov, "citycouncil@burbank.gov"**

**citycouncil@burbank.gov**

**Subject : Starbucks 1200 N Hollywood Way**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

I am writing in opposition to the proposed Starbucks at 1200 N Hollywood Way.

Please do not let this be built at this location. We have several nearby Starbucks. Traffic in this area is already challenging with Porto's line being right here. A drive through would make it less safe in this area, and it's a heavy pedestrian area.

I live on N Hollywood Way nearby another Starbucks and see how the drive through causes issues there already.

Thank you,

Sarah Carroll  
Burbank Resident



**Date : 18-Aug-21 4:46:46 AM**  
**From : "Ashley Caven" rockwithyouphotography@gmail.com**  
**To : "City Council DL" citycouncil@burbankca.gov, "Kim, David"**  
**DKim@burbankca.gov**  
**Subject : Starbucks 1200 N Hollywood Way Project**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

I more than oppose the project. There is enough congestion on that street and in that area. There is convenient Starbucks not far away at all. Porto's is already enough. Please don't do this stupid project. --

*Ashley Ann Caven*  
[www.rockwithyouphotography.com](http://www.rockwithyouphotography.com)  
(818) 437-7946  
**Follow Me on Facebook, Instagram & Twitter**

**Date : 09-Aug-21 12:59:32 AM**  
**From : "James Lamb" james@lamb-family.net**  
**To : "City Council DL" citycouncil@burbankca.gov, "Kim, David"**  
**DKim@burbankca.gov**  
**Subject : Starbucks 1200 N Hollywood**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

I trust you will do the right thing after careful consideration and analysis. I know our planning department is top notch.

I'm mostly for this, but wish it was on the other side of Hollywood, or that it was more pedestrian and bike friendly so people could walk up / ride up and order their beverages.

I don't need some jerks telling to tell you not to approve it. You'll get to the right decision (whatever that may be). Hope you had a nice weekend.

James  
Burbank (Evergreen/Edison) homeowner

**Date : 23-Aug-21 8:47:40 PM**  
**From : "Marci Salk" marcisalk82@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov, "City Council DL"**  
**citycouncil@burbankca.gov**  
**Subject : Starbucks 1200 North Hollywood Way Objection**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

To Whom It May Concern,

Hello. I am a Burbank resident and also a runner who frequents Magnolia Park/Chandler bike path running and walking my dog. Adding a Starbucks to this location is a very bad idea as it will cause so much traffic and won't be safe for everyone who is on foot in this area. There are already a few Starbucks in the area taking away from the small businesses that are trying to get by, especially in Covid and I would like to object to this plan.

Thank you,

Marci  
Burbank Resident.

**Date : 18-Aug-21 3:53:38 AM**  
**From : "Mark Kardjian" mark.kardjian@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov, "City Council DL"**  
**citycouncil@burbankca.gov**  
**Subject : Starbucks at 1200 N Hollywood Way**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

I love this idea, It would be a nice addition to the community.  
I hope it gets approved and we see this space put to good use!

Thank you,

**Date : 31-Jul-21 6:40:11 AM**  
**From : "Chad Peiken" cpeiken@yahoo.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Cc : "Nick Schultz" nick@nickforburbank.com, "City Council DL" citycouncil@burbankca.gov**  
**Subject : Starbucks at 1200 N. Hollywood Way #20-0001437**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Kim,

I am emailing you about the proposed development of a Starbucks at 1200 N. Hollywood Way at the corner of Chandler and Hollywood Way. It is so astonishing to me how absurd and tone-deaf this proposal is that I had to immediately write this letter on a Friday evening. The idea of placing an extremely high-car traffic business like a Starbucks at a corner that is bottlenecked already with the convergence of two two-lanes streets crossing the main north/south traffic artery of western Burbank — combined with a bike path filled with strollers, dogs, joggers, etc — is a level of insanity from the city of Burbank I have never experienced before. Cars already don't know how to navigate both sides of Chandler, let alone that intersection, and now you're gonna introduce a popular DRIVE THRU business there? Not only will us residents be completely backed up on Chandler trying to head towards the studios/Hollywood, we will then be sitting in a ton of traffic on Hollywood Way heading north when we try to make it home. Go check out the drive thru at In-N-Out or the drive thru at Starbucks on Verdugo — in their own, much larger dedicated space — and imagine that on our already hectic corner. Then mix in a whole lot of vulnerable joggers/dogs/children trying to cross that short and confusing intersection and I assume it'll only be weeks (days?) until we have our first major accident. This project can not continue, and it should never have gotten this far in the first place. No one who lives in this area would ever have approved anything remotely close this proposal.

On a related note, the fact that the city is so willing to destroy the business of their beloved local coffee shops within spitting distance of this project — like the award winning The Ugly Mug — is also very disheartening. Where does the greed end?

Please feel free to reach out to me directly at 818 430 5672 if you have any questions, possibly some explanations for this ridiculousness. My neighbors on N. Avon St. who I have spoken today share the same disbelief. We are literally stunned.

Chad Peiken

CC: Nick Schultz, Burbank City Council

**Date : 12-Aug-21 9:18:17 AM**  
**From : "Dilhara Fernando" pickle306@aol.com**  
**To : "Kim, David" DKim@burbankca.gov, "City Council DL"**  
**citycouncil@burbankca.gov**  
**Subject : Starbucks at Hollywood Way and Chandler**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I just wanted to send a quick note to say that I am NOT in favor of a Drive Thru Starbucks at the corner of Hollywood Way and Chandler. Although I love Starbucks and I love coffee, this is already a horrible intersection and will create much more congestion and danger for cars, bikes and pedestrians. Furthermore, there is a drive thru Starbucks very close by that has a large space and parking lot, including many parking spaces to go inside, yet traffic is still constantly backed up onto the road for the drive thru line. There is nothing showing that this would be any different, but WORSE, at proposed location.

Please DO NOT allow Starbucks at that intersection.

Thank you,  
Dilhara Fernando

**Date : 23-Aug-21 5:51:05 AM**  
**From : "debbie marlow" pagen90@hotmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Starbucks burbank**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

No more Starbucks in Burbank. It's too crowded.

Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)

**Date : 25-Aug-21 1:57:00 AM**  
**From : "Judy p" misssilverbullet@earthlink.net**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Starbucks chandler and Hollywood way**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I have been a resident in Burbank for almost all of my life. I have seen the traffic get worse and worse over the past several years. Example: the traffic on burbank/victory Instead of making the flow of traffic better it has become a mess. This was before the mess on Burbank blvd because of bridge. There is a Starbucks on Hollywood way and Verdugo drive thru. Traffic jam. Starbucks on pass Ave and inside Vons. Starbucks on Olive Ave. We do not need another Starbucks or coffee shop. The traffic on Hollywood way and chandler is a joke. I live on chandler and pass. When I go to Hollywood way I have a delay because of the signal time. People are confused about making right hand turns on the north side of chandler. Enough traffic already please do not approve another Starbucks we don't need it. Judy Playford

Sent from my iPhone



**Date : 24-Aug-21 12:19:42 AM**  
**From : "Richard Kennedy" rtpkennedy@gmail.com**  
**To : "City Council DL" citycouncil@burbankca.gov, "Kim, David" DKim@burbankca.gov**  
**Subject : Starbucks Conditional Use Permit for 1200 N Hollywood Way**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

To whom it may concern,

As an over 10-year homeowner in Burbank, I am grateful for so many of the new developments that the City has undertaken and continues to consider.

I am, for example, in favor of the proposed development at the Fry's Electronics location. I know it will cause more congestion on Hollywood Way and in my area of the city (it is near where I live) but I also recognize we have to allow for the creation of more residences if we, as a society, are to continue to support each other. I am also in favor of the Amazon complex as it brought jobs into our community and the increased number of people working in our community is a benefit for ancillary businesses.

However, having spent several of my years in Burbank living directly on the Chandler Bike Path near the proposed site of the new Starbucks, I can't support the use of that space for that purpose. I have no doubt there is sufficient enough need for another Starbuck location in our area. I do not argue the application of supply and demand. However, the logistical application of this particular usage creates a public detriment and danger.

As mentioned, I lived on that block of Chandler Blvd. I can say that I have first hand witnessed several accidents and near accidents between cars trying to properly navigate that intersection, cars being impatient with pedestrians and bikers, and cars being less than fully aware of pedestrians and bikers. I have zero confidence that someone pulling out of any drive through on that corner will be giving their full attention to the environment around them as they try to take that first sip of coffee or unwrap and eat their sandwich.

I would fully support a non-drivethru Starbucks at this location. With all the bicycle and pedestrian traffic in the area, along with a reasonable amount of parking space available, I think that would still be a very viable business model for Starbucks there and by forcing people to get out of their cars, it would further limit the distracted driving possibilities and also limit the amount of car traffic as people would go choose other locations nearby locations if they are already in the car. The detrimental effects of a Starbucks drivethru can be easily seen at the nearby location on Verdugo Blvd. where the line of cars waiting blocks one of the exits of the same parking lot creating a further traffic blockage.

I would be happy to voice my concerns publicly and on the record if necessary.

Sincerely,  
Richard Kennedy

**Date : 09-Aug-21 9:26:33 AM**

**From : "Bert Anderson" randersonbert@sbcglobal.net**

**To : "Kim, David" DKim@burbankca.gov**

**Subject : Starbucks, Don't need another coffee shop or drive through.**

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

[Sent from AT&T Yahoo Mail on Android](#)

**Date : 22-Aug-21 12:12:14 AM**  
**From : "Josh Spar" joshspar@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Starbucks Drive Thru Hollywood Way**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

No way on this project. It's a disaster. Do not allow this location to have a drive thru.

Thanks,

Josh Furstenberg  
VOTER/TAXPAYER  
BURBANK LOVER

**Date : 21-Aug-21 7:47:49 AM**  
**From : "Josh Spar" joshspar@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Starbucks Drive Thru Hollywood Way**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

No way on this project. It's a disaster. Do not allow this location to have a drive thru.

Thanks,

Josh Furstenberg  
VOTER/TAXPAYER  
BURBANK LOVER

**Date : 15-Aug-21 2:09:28 AM**  
**From : "Christopher Stanley" Casjuni@charter.net**  
**To : "Kim, David" DKim@burbankca.gov**  
**Cc : "Frutos, Bob" BFrutos@burbankca.gov**  
**Subject : Starbucks Drive-through, Class 32 Exemption.**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr, Kim,

I am a resident of Burbank. I am writing to inform you that I am vehemently apposed to the development of Starbucks at 1200 N. Hollywood Way at the corner of Chandler Blvd. I live within 1000 feet of the proposed project. I am familiar with this intersection and know a drive-through Starbucks would worsen the log jam of traffic, create noise, and endanger bikers and joggers along the Chandler path as well as residence walking the neighborhood. Multiple car accidents and injuries to pedestrians occur regularly at this multi directional intersection. Putting a drive-through Starbucks at this location is not only irresponsible and inconsiderate to those of us who live here and will have to live with the incessant noise and long lines of vehicles waiting to get coffee, it is dangerous.

We already have five wonderful locally owned and operated coffee shops within a three block radius and walking distance of this proposed location that the residents and commuters to the airport love; Romancing The Bean, Cafe Cito, The Ugly Mug, Simply Coffee and Palm Coffee Bar. As well as Porto's, which has a coffee bar.

Mr. Kim, I am sure you and your city managers are aware of the existing Starbucks already in this area. One is a drive-through a quarter of a mile to the south of this proposed location at Hollywood Way and Verdugo and ANOTHER Starbucks a quarter mile to the north on Hollywood Way near Vanowen Blvd. So it strikes me as just a bit odd that you would want to clutter our community with something our residents clearly don't want or need.

You should know Burbank residents whom I've spoken to are angry and outraged, even those who don't live within the meager 1000 feet of the project. We are all questioning our elected officials and wondering why? Why our city managers and planners don't have our back for something that is clearly not needed, certainly unwanted and greatly reduces the quality life for our residents ?

Burbank Resident,

C. Stanley

**Date : 26-Aug-21 8:32:46 PM**  
**From : "gina" morho@earthlink.net**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Starbucks Hollywood Way and Chandler**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr Kim,

Below is my original email to the Burbank City Council. Nick Schultz suggest I contact you with my concerns re: Starbucks at Hollywood Way and Chandler

I missed an opportunity to reach out to you earlier. Hoping it's not too late.  
I am opposed to Starbucks on the proposed Hollywood Way and Chandler corner because

1. Waiting for the traffic light as it is now at that intersections is a pain. As it is now, a long wait, adding more traffic to the area and egress to the parking lot will exasperate waiting at the light
2. Added traffic will affect the use of Chandler Bike path. Adding more traffic volume to that area will create the possible increase of traffic related accidents - cars, bikers, walkers.
3. Starbucks' users that use the drive thru create a traffic back up onto the street
4. We have a Starbucks drive thru at Hollywood way and Verdugo now and it creates havoc in the parking lot when trying to go to the CVS, Smart and Final, and other stores in that strip mall. I see a back up and more traffic with this proposed site.
5. We have another Starbucks up on Hollywood Way closer to the airport where McDonalds' is now. So why do we need another.
6. Another Starbucks at the proposed location will eat into the small coffee businesses that already exist in nearby places, Ugly Mug, Simply Coffee, Cafectino, etc. Let's help our small businesses after the pandemic: they need our support, big corporate Starbucks does not.
7. More residences should have been included on the notice that was sent only to those 1,000 ft from intersection. We all use Hollywood Way/Chandler - it is our main access if you haven't noticed. The radius should have been stretched much further. I wouldn't have known about it if it wasn't for NextDoor. Shame on you.

Gina Galbo  
N Whitnall Hwy/Chandler

**Date : 16-Aug-21 11:05:00 PM**  
**From : "paul katz" paulekatz@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Starbucks Hollywood Way**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear City Council

My wife and I have lived in Burbank for over 30 years, and we love it here. We are concerned about the proposed opening of a drive-through Starbucks on Hollywood Way. The added traffic would be a general nuisance, but also a safety concern. We regularly ride our bikes on the Chandler bike path, and fear that more traffic at the very busy crossing at Hollywood Way and Chandler would make it more unsafe. We have already witnessed cars turning left in front of us when our light is green. People wanting to get in line for coffee would add to this problem. We oppose the conditional use permit that would allow for a drive-through Starbucks at this location. Thank you,



**Date : 26-Aug-21 11:13:10 PM**  
**From : "Andrew McIntyre" drewsmcintyre@gmail.com**  
**To : "Undisclosed recipients:"**  
**Subject : Starbucks Objection**

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As a resident of Burbank, I object to the proposal to add a Starbucks on the corner of Chandler and Hollywood Way. Please do not allow this to take place.

**Date : 29-Aug-21 9:46:26 PM**  
**From : "Craig Cramer" boondoggle91504@yahoo.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Starbucks on at Chandler & Hollywood Way. I for it. I've been a resident of Burbank past 25 years**

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**Date : 03-Aug-21 10:02:44 AM**  
**From : "Stacey Doeppel" staceyloduca@aol.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Starbucks on Chandler**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Sir,  
I am writing to you to oppose the building of a Starbucks at 1200 N Hollywood Way on the corner of Chandler.

Besides the obvious, which is the fact that Burbank does NOT need another Starbucks location here, this will actually pose a bigger threat to the safety of the residents here.

The congestion on Hollywood Way has already become so unbearable with Porto's lines blocking full lanes of traffic and the mini Target (I personally have seen several close accidents because of food truck blocking the vision of the drivers pulling out) this will simply be disastrous.

The Starbucks drive through in the CVS parking lot already cause so many arguments among Burbankians with people blocking driveways and street crossing do you actually think THIS particular location will be better??? It will be so much worse. There are far too many small children and families in that area walking, riding bikes, and skating that you are simply asking for trouble.

Please reject this proposal.

Sincerely a long time resident,

Stacey Doeppel

Sent from my iPhone

**Date : 06-Aug-21 4:54:20 AM**  
**From : "Erika Gomez" erika.barcenas@yahoo.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Starbucks on Chandler**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Starbucks new conditional permit 1200 north Hollywood way. How is a drive thru Starbucks in any way essential. This will cause so much more unnecessary traffic in an already crowded street. Just like the other Starbucks it will block entire lanes. I do not see any benefit in this Starbucks, there are many other coffee shops within this area. Burbank is already crazy congested with Porto's, Starbucks, new canes. For a town who's proud of supporting small businesses this seems like an awful idea to put another huge chain blocks away from local shops and deem them essential just because they will only cater to drive thru customers. I like blocks away from this location and do not want to see all the traffic and road rage this will bring to my neighborhood. Please reconsider this "essential Starbucks" consider putting in an actual essential business. I can already see all the garbage, noise, traffic that will come as a result. The mini target is so disgusting with trash overflowing and a really bad stench. This is exactly what the future of the drive thru Starbucks will look like. We already have a drive thru by sprouts and don't need another. There are far too many huge chains killing our small businesses don't facilitate them. Burbank is a small community of locals who do not approve of this permit. I'm also concerned with the safety repercussions this will bring. There are already several incidents where cars are driving in the wrong direction due to the confusing lights. I also don't understand where the drive thru cars will line up, all that area is residential and will cause so much traffic in the morning especially because of the Bret heart and Luther traffic.

Sent from my iPhone

**Date : 18-Aug-21 7:37:34 PM**  
**From : "Tammi De Masters" TDeMasters@dhs.lacounty.gov**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Starbucks on Hollywood way**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello just looked at your design, its nice lots of trees/landscaping (please hold them to that) and I see you have at least 10 cars on the property, in the drive thru line and not in the street. Good thinking on your part. There will still be lines there always are.

Why does this have to be a drive thru? This just promotes laziness and air pollution. I really wish we could have something besides a Starbucks

**Date : 23-Aug-21 9:27:15 AM**  
**From : "Tim Stearns" TStearns@Acetools.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : starbucks on hollywood way**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

To Whom It May Concern,

I oppose this store opening at that location. I have been living in Burbank for 58 years and don't drink coffee so I would have no use for this store and don't need any more traffic on Hollywood Way.

Sincerely,

Tim Stearns

8184142944

**Date : 23-Aug-21 10:02:02 PM**  
**From : "Nadine T. Fox" nadinetfox@aol.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Starbucks on Hollywood Way**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hi -

I'm against the construction of yet another Starbucks, this one on Hollywood Way. We've got enough traffic problems and congestion in Burbank!

Nadine Fox

Date : 24-Aug-21 8:47:36 AM  
From : "Dick DeCoit" ocp2@pacbell.net  
To : "Kim, David" DKim@burbankca.gov, "City Council DL"  
citycouncil@burbankca.gov  
Subject : Starbucks on Hollywood Way

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello:

This to voice our objection to adding another Starbucks to Burbank skyline. It would be mean nothing less than increased traffic congestion. Please abandon this project.

Cheryl and Dick DeCoit

ddc



**Date : 12-Aug-21 1:07:53 AM**  
**From : "Kelly Mokracek" kellymokracek@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Starbucks on Hollywood Way**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mr. Kim,

My name is Kelly Mokracek and I live in the 1100 block of Catalina Street. I am writing to voice my strong opposition to the drive thru Starbucks that is being proposed at 1200 Hollywood Way.

This corner already experiences heavy traffic and has a confusing light structure that makes it difficult to navigate in a vehicle and as a pedestrian. I travel this way daily and try to avoid it if at all possible because it is so difficult to navigate safely. I cannot imagine that corner with a line of cars feeding into a drive thru. The drive thru Starbucks on Verdugo is hazardous enough and there is more space there than at Hollywood Way.

As a resident I continue to be frustrated by the planning decisions that are made that do not take residents into account. This Starbucks would create a huge hinderance to our neighborhood and needs to not be approved.

Please DO NOT issue them a conditional use permit.

Sincerely,

Kelly Mokracek

**Date : 21-Aug-21 9:04:43 AM**  
**From : "Gina McNulty" gina@ginaandryan.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Starbucks Opposition / chandler blvd**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

As a Burbank Chandler bikepath homeowner and resident, as well as a small business owner myself, my family and I are very much in opposition to the Starbucks proposing to go in on the corner of Chandler and Hollywood Way. For obvious traffic reasons that is already crazy and confusing for vehicles driving Chandler and it's intersections, but for mels obvious reasons, we should be more in support of our local small businesses. While we already have two other Starbucks within a mile or two radius, we have a dozen local coffee shops in the same radius just trying to survive this pandemic. Is there really a reason for another Starbucks?

Thanks,  
Gina McNulty

**Date : 18-Aug-21 9:46:13 PM**  
**From : "Elisa Ruffino" elisaruffino@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov, "City Council DL"**  
**citycouncil@burbankca.gov**  
**Subject : Starbucks opposition**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Please consider this email a lifelong Burbank household's opposition to the proposed Starbucks on Hollywood way.

In addition to the traffic issues, there is a vibrant mom and pop coffee shop community in Magnolia Park that would be adversely affected by a corporate chain. Our community doesn't deserve this, our shopowners don't deserve this. Let's preserve what makes Burbank special. We strongly oppose!

The Ruffino Harris family

**Date : 11-Aug-21 4:54:57 AM**  
**From : "Renee Chodor" lioness17@ymail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Starbucks Project**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mr.Kim,

As a concerned resident that lives in the area to the proposed Starbucks that you plan on building on Hollywood way it's a bad idea. That area is already has congestion with the traffic signals, bike path and Chandler being one way on each side. There is already so much confusion for some folks, we don't need any more accidents.

Hope you'll consider another location.

Thank you,

Renee

Sent from my iPad

**Date : 09-Aug-21 1:52:58 AM**

**From : "Lisa" elizmorejon@yahoo.com**

**To : "Kim, David" DKim@burbankca.gov, "citycouncil@burbank.gov"**

**Subject : Starbucks project**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please do not make an exception for the new Starbucks at 1200 Hollywood Way. We have enough Starbucks and other coffee houses in the area. This section Hollywood Way does not need the traffic jams that this project will create.

Thank you  
Ferney Sanchez  
Burbank Resident

Sent from my iPhone

**Date : 23-Aug-21 9:43:38 AM**  
**From : "albeir awad" albeirawad@att.net**  
**To : "Kim, David" DKim@burbankca.gov, "City Council DL"**  
**citycouncil@burbankca.gov**  
**Subject : Starbucks project**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hi,

I am in opposition to Starbucks proposed drive through, we must preserve the quality of our community and the beautiful way of life in Burbank.  
Also don't forget the 862 apartments will be constructed at the former Fry's Electronics site, creating even more traffic in both directions on Hollywood Way.  
it's time to sport our community small business specially during the pandemic  
I fully stand with my community against this project  
Thank You

## **Albeir Awad**

Brand Development/Business Consultant  
Location: **Burbank, California**  
Industry: **Design**  
**albeirawad@att.net**  
**1-818-674-2832**

**Date : 31-Jul-21 4:43:34 AM**

**From : "marcellinofamily@att.net" marcellinofamily@att.net**

**To : "Kim, David" DKim@burbankca.gov**

**Subject : Starbucks Project**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr Kim,

I received notification of a proposed project on the corner of Chandler and Hollywood Way and wanted to share my thoughts.

Chandler is a rather unique street. In parts of the valley, it only goes one way on either side. As a result, people often go in the wrong direction against traffic. I know this because I live on Chandler Blvd and have observed this frequently. It is also a mixture of residential apartment buildings and commercial properties in that area.

I do realize that Starbucks likes to "cluster" their stores but this is not a good location because we have a lot of traffic in that area. We also already have a drive thru two blocks away on Verdugo. Chik fil a was not allowed to have a drive thru so why should Starbucks? Shouldn't Burbank limit the number of drive thrus? What precautions are being taken when the drive thru line backs up traffic on Chandler and Hollywood Way? We have several coffee places already on Magnolia as well. This is not a "mom and pop" type of business and could seriously impact the surrounding neighborhood and businesses. Please reconsider this project and not allow this public nuisance.

Thank you,

Michelle Marcellino

**Date : 17-Aug-21 8:07:40 PM**  
**From : "Steve Apostolina" zposto@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov, "City Council DL"**  
**citycouncil@burbankca.gov**  
**Subject : Starbucks proposal**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear Mr. Kim and City Council,

This email is in response to Starbucks request for a CUP at the intersection of Chandler and Hollywood Way.

I think the proposers must have ingested too much of their own product, as they couldn't have chosen a more inappropriate spot for a drive-thru.

Having lived in Burbank for over 20 years, I can attest to that intersection as being one of our most problematic. I still try to avoid that intersection, when possible, but when I do have to go through it, I always see people struggle to figure out - who goes next?

To further complicate the traffic congestion and confusion by adding a drive-thru is the height of insanity. The very next block down, at Magnolia, has become a nightmare because of the popularity of Porto's. And the block to the north is no picnic either.

I trust you all will have the fortitude to deny this retailer a CUP for this location. Please note that I patronize the Starbucks near me, on Alameda Blvd, all the time and I have no quarrel with well thought out business growth. But granting Starbucks a CUP would be untenable to any novice of our city, for the aforementioned reasons, and I know you are not novices.

Best regards  
Steve Apostolina



**Date : 20-Aug-21 6:12:12 PM**  
**From : "Jonathan Matthews" macconvert197@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Starbucks Proposal**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

I am a long-time resident of Burbank living near Hollywood/Magnolia and I am against the construction of the Starbucks where it's asking for a zoning exception. Let's preserve the small town feel.

Cordially,

Jonathan Matthews

**Date : 19-Aug-21 5:03:18 AM**

**From : "The Hammonds" hammondfamily77@gmail.com**

**To : "Kim, David" DKim@burbankca.gov, "City Council DL" citycouncil@burbankca.gov**

**Subject : Starbucks Proposed Development at 1200 N. Hollywood Way**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

My family and I object to this proposed development. Traveling through Burbank has become more challenging with the increase in motor traffic, and the proposed intersection is already a problem.

Kind regards,  
Ronda Hammond

**Date : 22-Aug-21 1:38:18 AM**  
**From : "Nancy" scnancy@sbcglobal.net**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Starbucks Proposed Project**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Mr. Kim,

I have left you a voice mail message, but want to follow-up to again state my objection to this project. There are too many reasons to mention in this e-mail not to support this project. A few of the main ones include traffic and noise impact on all residents of the area, taking our currently nice neighborhood and bike path which will end up a Starbucks garbage can. Please know that support of this project by you will result in a coordinated and funded support against you in the next election. Thank you.

Nancy Chamberlain

Sent from [Mail](#) for Windows

**Date : 09-Aug-21 2:24:58 AM**  
**From : "Ann McGrew" annnet2003@sbcglobal.net**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Starbucks request for CUP**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello,

I strongly oppose granting Starbucks a CUP to allow a drive through at 1200 N Hollywood Way.

I am a homeowner in the Magnolia Park area of Burbank.

I oppose Starbucks in general because they destroy small businesses. The traffic congestion will be unbearable. Traffic accidents will likely increase, plus the threat to those families and individuals using Chandler bike path will be at a heightened safety risk.

Lastly, we don't need our bike path looking it does like a mile west in North Hollywood. Starbucks attracts a decent percent of undesirable clients and our police force is stretched enough to provide safety to our community. Adding another Starbucks to basically a residential neighborhood will be devastating.

Car burglaries, thefts, home burglaries and more will increase if Starbucks is allowed to destroy our neighborhood.

Janet Moulin

[Sent from AT&T Yahoo Mail on Android](#)

**Date : 16-Aug-21 10:32:38 PM**  
**From : "emil jiries" nijomi03@yahoo.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : starbuku**

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

stop this madness no need for this

**Date : 12-Aug-21 3:31:12 AM**  
**From : "Robyn" octoberred3@hotmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Stop the Starbucks at 1200 n Hollywood way**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

I'm at emailing you as a concerned Burbank citizen. Please do not approve a Starbucks at 1200 North Hollywood Way.

This is a horrible idea.

Traffic will be blocked and this will cause daily gridlock. Cyclists and pedestrians will be endangered by the vehicular chaos at this already-confusing stop light.

The Chandler bike path is such a beautiful family friendly part of many of our lives. Please keep it a calm place to be. We need time with our loved ones that is peaceful, especially now. There are plenty of coffee places and plenty of Starbucks already.

Concerned,  
**Robyn Klock**  
Teacher  
Parent  
Burbank home owner

Sent from my iPhone

**Date : 29-Aug-21 7:17:11 PM**

**From : "Ethan Ransom" ethanwransom@gmail.com**

**To : "Kim, David" DKim@burbankca.gov, "City Council DL" citycouncil@burbankca.gov**

**Subject : Strenuous Objection to the proposed Starbucks Development at 1200N. Hollywood Way**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Good morning Mr. Kim and City Council:

I'm writing to communicate my strenuous objection to the proposed Starbucks Drive-Thru Development at 1200 N. Hollywood Way. The numerous problems it will generate, not the least of which are increased congestion on a major north/south route and increased danger to pedestrians due to traffic across the Chandler bike path crossing, make this development an overall negative for Burbank. Taking into account the many different coffee shops already near the proposed location, it's clear we don't need another, or the problems it will create. My hope is that you and the council will deny Starbucks's conditional use permit for this project and prevent the negative consequences to your constituents.

Thank you,

Ethan Ransom  
Rancho Adjacent

**Date : 24-Aug-21 12:39:23 AM**  
**From : "connie pauls" candhpauls@yahoo.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Stsrbucks -----**

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I'm listing my objection to another Starbucks Coffee shop at Hollywood Wy & Chanler Blvd.  
Thank you !

From:

**Harry and Connie Pauls**



Date : 09-Aug-21 2:49:00 AM  
From : "Terri Hardin" tiggerterri@gmail.com  
To : "Kim, David" DKim@burbankca.gov, "City Council DL"  
citycouncil@burbankca.gov  
Subject : The Starbucks Project for 1200 N Hollywood Way From  
Terri/Lindsey Jackson

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may Concern,  
Our names are Terri and Lindsey Jackson, and we are very happy residents of Burbank. We LOVE Burbank because it is full of MOM and POP places all over Magnolia Park.  
In late JULY we were among over 100 families who participated in the first Magnolia Park Garage Sale.  
You have a real sense of community in Burbank.

There's no better place to live than in Burbank.

**THIS IS WHY YOU MUST NOT ALLOW THE STARBUCKS COFFEE PROJECT TO GO THROUGH.**

We have plenty of coffee places all over Magnolia Park.  
The last thing we need is another coffee chain company as we have plenty of Starbucks. We don't need a company that doesn't care about who or what they disrupt and make worse.  
This Project, the possible Starbucks in question would be at the corner of North CHANDLER and Hollywood Way which is a HUGE mistake.

North Chandler has only 2 lanes and you KNOW how Starbucks is.  
**For Example:** The Starbuck on Verdugo is so poorly planned that it gums up the ENTIRE parking lot, let alone create traffic jams on Verdugo itself.

Like many residents of Burbank, we use North and South Chandler all the time when travelling to and from our home as we prefer it to get around rather than take Magnolia.

PLEASE don't look at only the CASH they would bring, but rather the COMMUNITY they would destroy.

We appreciate you taking the time to read this email.

If you'd like to reach out and have a conversation on this matter, we are at your service.

Sincerely,

Your Friends

Terri and Lindsey Jackson

**Walt Disney's Legendary Imagineer**  
***Terri H. Jackson***  
***818 822 1766 Artist, Actress,***  
***Foster Farms Chicken***

Date : 10-Aug-21 7:18:18 AM

From : "Jack Topalian" realestatebyjack@gmail.com

To : "Kim, David" DKim@burbankca.gov, "City Council DL" citycouncil@burbankca.gov

Subject : This VERY Bad Idea!

Attachment : JT- signature\_1.png;

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

We

do not need additional coffee businesses in the area.

Cyclists

and pedestrians will be endangered by the vehicular chaos at this already-confusing stop light. Stop

this very bad idea.

We

don't need a Starbucks at every street corner and we don't need a traffic jam every day making life very bad in Magnolia Park.

Best Regards,

Jack Topalian

REALTOR® | DRE #01074348

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**JOHN HART**  
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Date : 09-Aug-21 1:22:01 AM  
From : "John Whisler" johnwhisler@gmail.com  
To : "Kim, David" DKim@burbankca.gov

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My family and friends are opposed to putting a Starbucks at the corner of Hollywood Way and Chandler. Traffic congestion would make this main road clogged and potentially deadly.

Thank you,  
John Whisler

Date : 26-Aug-21 1:34:08 AM  
From : "Fran Gottwald" fmgottwald@gmail.com  
To : "Kim, David" DKim@burbankca.gov

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I SAY "NO" TO THE PROPOSED 1200 N. HOLLYWOOD WAY STARBUCK'S  
DRIVE THROUGH PROJECT!!!!

I AM A LONG TIME RESIDENT OF BURBANK...SINCE 1969

**Date : 05-Aug-21 5:49:17 PM**

**From : "dania rondon" rondondania@icloud.com**

**To : "Kim, David" DKim@burbankca.gov**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please no more Starbucks I feel we have one on every block , build another Dunkin' or coffee bean but no more Starbucks

Sent from my iPhone

**Date : 11-Aug-21 8:58:26 AM**  
**From : "Ricardo Merchan" rmerchanr@yahoo.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Vehemently opposed to Starbucks idea on H'wood Way and Chandler**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello, Mr. Kim. I left you a message earlier today, but I'm not asking for a callback. Simply put, I want my vote to be added to the many others against the idea of building a Starbucks on Hollywood Way and Chandler Ave. No exception should be made for them. There are enough Starbucks in Burbank as it is (at least six by my count), and everywhere they are they create significant pedestrian and vehicular congestion. It will be no different on the proposed intersection, except it will be worse. The walkway is a Burbank staple that many people enjoy without commercial disruption. We should not set precedent by starting to go away from that now. That intersection is not the easiest to navigate, and adding such a large store there will only exacerbate the problem.

Therefore, No to this Starbucks proposal.

Thank you,  
Ricardo Merchan  
Burbank resident for the last 17 years



**Date : 24-Aug-21 12:43:36 AM**  
**From : "Connie Ruiz" cjcraft@pacbell.net**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Why another Starbucks ?**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear Mr Kim,

I've been a Burbank resident for 30 years and I can't get my home remodel approved in a timely manner! Commercial buildings have gone up in Burbank faster than my little inside remodel plans are reviewed. By the way can you tell me what the status of my plans are...1747 N. Evergreen St 91505.

I understand we need revenue but please do not build another Starbucks in Burbank, especially at that intersection. When does it stop? Amazon, California Fish Grill and we still haven't seen the traffic from the soon to be retailers at the Amazon complex!

These businesses serve coffee nearby:

- Porto's, 3614 W Magnolia Blvd, Burbank, CA 91505 (0.3 miles)
- Coral Cafe, 3321 W Burbank Blvd, Burbank, CA 91505 (0.4 miles)
- Romancing the Bean, 3413 W Magnolia Blvd, Burbank, CA 91505(0.5 miles)
- Simply Coffee, 940 N Lima St, Burbank, CA 91505 (0.5 miles)
- The Ugly Mug, 3112 W Burbank Blvd #100, Burbank, CA 91505 (0.5 miles)
- Blvd Cafecito, 3210 W Magnolia Boulevard, Burbank, CA 91505 (0.6 miles)
- The Palm Coffee Bar, 2922 W Magnolia Blvd, Burbank, CA 91505(0.8 miles)
- Starbucks, 3714 W Verdugo Ave, Burbank, CA 91505(0.9 miles)
- Starbucks, 2555 N Hollywood Way, Burbank, CA 91505(1.7 miles)

Thank you for your time,  
Connie Ruiz  
Burbank resident

**Date : 04-Aug-21 6:24:56 AM**  
**From : "Pablo Grande" pgrande08@gmail.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Yes to Project No. 20-0001437**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I support this project for the betterment of Burbank.

P. John Grande

**Date : 16-Aug-21 7:44:38 AM**  
**From : "Mike Goldberg" mikegoldbergis@yahoo.com**  
**To : "Kim, David" DKim@burbankca.gov**  
**Subject : Yes to starbucks**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

We could use another coffee shop. Lines are long at ports and all other shops. We need more supply. Plenty of demand. Yes to starbucks.

[Sent from Yahoo Mail on Android](#)