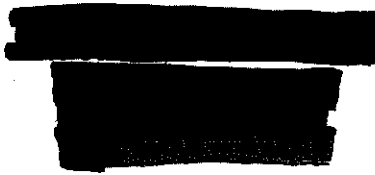


Summary of public comments for Development Review Committee Meeting on June 16, 2021 at 4:00 p.m.

Name	Subject	Comment Summary or Full Comment if brief
Patsy Ma	Public Comment with concerns for Raising Cane's at 945 West Huntington Drive (AR2021-0007)	<p>Our company manages the property at 915-919 W Huntington Drive, Monrovia, where Pieology, Verizon and Taisho are the tenants. I am writing on behalf of the ownership in objection to the proposed drive through restaurant at the existing Zen Buffet site.</p> <p>915-919 W Huntington Drive, Monrovia is east 945 W Huntington, and considered part of the Huntington Crossings Development. Having Raising Cane's coming to Monrovia is very positive, but this site is tight and close in proximity to the other buildings that will affect the ingress and egress and parking for the Huntington Crossings as a whole.</p> <p>The proposed drive through will negatively affect our tenants' businesses, therefore I sincerely ask that this project to be located at a different location in Monrovia.</p>
Robert J. Horn	Public Comment with concerns for Raising Cane's at 945 West Huntington Drive (AR2021-0007)	<p>Our office represents A/M Gateway Associates, LLC, the owner and operator of the Huntington Crossing Center (the "Center") contiguous to the above-referenced property.</p> <p>Two issues are central to our client's concerns regarding the proposed project. First, the issue of traffic congestion and interference with proper traffic flow. Second, violations of the recorded Declaration of Covenants, Conditions and Restrictions and Grant of Easements ("CC&Rs") applicable to the subject property, including without limitation violations that appear to arise from the proposed parking modifications detailed in the proposed project, conformity with the applicable signage criteria based on applicant's standard signage at its other locations, and compliance with other applicable rules and regulations including those concerning employee parking.</p>

<p>Brian Tindall</p>	<p>Public Comment with concerns for Oak Tree Removal at 324 East Lime Avenue (MISC2021-0012)</p>	<p>Hi, I wanted to bring up my concerns about the removal of an oak at 324 Lime. I have attached a full report I did over the weekend and would love for you to look it over.</p> <p>One major question I have, why is staff suggesting that this item be approved with no arbor report, no scaled map or any other of the requirements for the oak preservation ordinance.</p> <p>Thank you again for all you have been working on lately and I look forward to hearing from you.</p>
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HORN & LUSBY APC



Robert J. Horn, Retired

June 15, 2021

Mr. John Mayer
Senior Planner

VIA E-mail: planning@ci.monrovia.ca.us

Re: Objections to Notice for Proposed Drive-Thru Restaurant
Raising Cane's at 945 West Huntington Drive, Monrovia California

Dear Mr. Mayer:

Our office represents A/M Gateway Associates, LLC, the owner and operator of the Huntington Crossing Center (the "Center") contiguous to the above-referenced property. Our client has previously communicated objections to the proposed development to applicant, and our office has been asked to communicate our client's questions and concerns to the Planning Division in connection with the Advisory Review before the Development Review Committee per the Courtesy Public Notice received by our client and forwarded to our office.

Two issues are central to our client's concerns regarding the proposed project. First, the issue of traffic congestion and interference with proper traffic flow. Second, violations of the recorded Declaration of Covenants, Conditions and Restrictions and Grant of Easements ("CC&Rs") applicable to the subject property, including without limitation violations that appear to arise from the proposed parking modifications detailed in the proposed project, conformity with the applicable signage criteria based on applicant's standard signage at its other locations, and compliance with other applicable rules and regulations including those concerning employee parking.

As to the issues of traffic congestion, our client understands that Raising Cane's locations are generally high traffic volume locations. That understanding is supported by the request for a double lane drive thru. If queued traffic overflows the drive thru lanes, that traffic will necessarily overflow onto either Huntington Blvd., North Fifth Ave., or into the common area parking and traffic lanes of the Center depending on the final configuration of the proposed project. None of those outcomes can be supported by our client. In fact, overflow of queued vehicles into the common areas of the Center would be a violation of the CC&R's, which restrict use of the common areas to ingress, egress and parking only. We hereby request copies of all traffic studies submitted by applicant in support of the requested conditional use permit for our client's review and analysis.

As to our client's second concern, in addition to the traffic queuing concern noted above, the applicable CC&Rs prohibit removal or restriction of existing common area parking by parcel owners such as applicant. For example, the proposed project appears to provide for the removal of certain parking spaces and the "walling off" of other parking

Mr. John Mayer

June 15, 2021

Page 2

spaces in violation of the provisions of the CC&Rs, including Section 3.4 of the applicable CC&Rs. Our client objects to the grant of any conditional use permit for plans that call for violations of the applicable recorded CC&Rs, including regarding parking, signage or other applicable rules and regulations of the Center.

Please contact me if there is any additional information that we can provide, or if you would like to discuss any aspect of the above.

Very truly yours,
HORN & LUSBY APC

A handwritten signature in black ink, appearing to read "Paul H. Lusby", enclosed within a large, loopy circular flourish.

BY:
Paul H. Lusby

From: [Patsy Ma](#)
To: [planning](#)
Subject: Proposed Drive Thru Restaurant (Raising Cane's) 945 W Huntington Drive, Monrovia
Date: Thursday, June 10, 2021 2:02:12 PM

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.

Attention: Mr. John Mayer, Senior Planner

Mr. Mayer,

Our company manages the property at 915-919 W Huntington Drive, Monrovia, where Pieology, Verizon and Taisho are the tenants. I am writing on behalf of the ownership in objection to the proposed drive through restaurant at the existing Zen Buffet site.

915-919 W Huntington Drive, Monrovia is east 945 W Huntington, and considered part of the Huntington Crossings Development.

Having Raising Cane's coming to Monrovia is very positive, but this site is tight and close in proximity to the other buildings that will affect the ingress and egress and parking for the Huntington Crossings as a whole.

The proposed drive through will negatively affect our tenants' businesses, therefore I sincerely ask that this project to be located at a different location in Monrovia.

Patsy Ma, MBA, CCIM, CRRP, CRX, CLS
BP International, Inc.



This message is intended only for the use of the person or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, we apologize for the inconvenience. Please be advised that any dissemination, distribution or copying of this communications is strictly prohibited. If you have received this communication in error, please notify us at the information referenced above.

Vincent Gillespie

From: Sheri Bermejo
Sent: Monday, June 14, 2021 8:20 AM
To: Vincent Gillespie; Teresa Santilena
Cc: John Mayer
Subject: FW: DRC Oak removal
Attachments: rotary oak.pdf

Here are the comments received from Brian Tindall. Will need to post these comments on summary sheet in advance of the DRC meeting.

From: Brian Tindall [REDACTED]
Sent: Sunday, June 13, 2021 9:56 PM
To: Craig Jimenez <cjimenez@ci.monrovia.ca.us>; Sheri Bermejo <sbermejo@ci.monrovia.ca.us>
Subject: DRC Oak removal

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 wanted to bring up my concerns about the removal of an oak at 324 Lime. I have attached a full report I did over the weekend and would love for you to look it over.

One major question I have, why is staff suggesting that this item be approved with no arbor report, no scaled map or any other of the requirements for the oak preservation ordinance.

Thank you again for all you have been working on lately and I look forward to hearing from you.

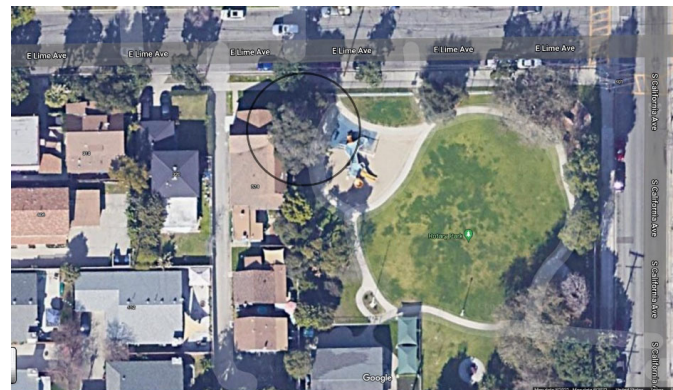
PS: The Rasing Canes is going to save a tree that is in a very similar spot to the sycamore that is in danger at the Chick Fila

Brian Tindall
[REDACTED]



This is in response to DRC MISC2021-0012. A request to remove a healthy oak.

This oak tree at 324 lime is in the side yard of the property, it provides shade for a part of the playground at Rotary park. These photos taken at 11 show the direct shade, but at 3pm the shade covers the playground. There is also a bench and small garbage can under it.



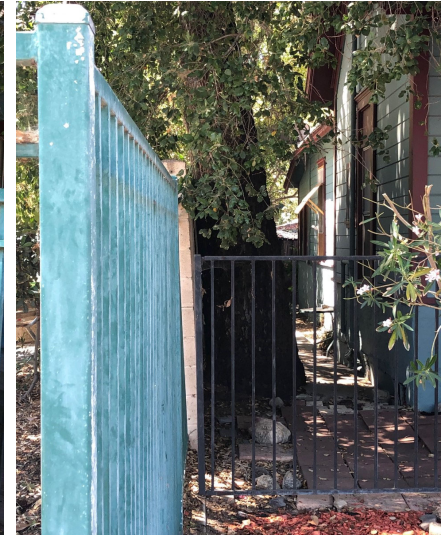


The home owner has asked for permission to have this tree removed. This tree is subject to code Section 17.20.040, the oak preservation ordinance; which requires permission to remove an oak.

This oak appears to be healthy, although no arbor report has been done. The tree appears to have concrete all the way to the trunk, the fact that it is still alive is kind of surprising.



As you can see the tree has already done damage to the block wall which will have to be repaired. The leaning block wall and angle of trunk also show how this is more of a park/ city tree and should be saved.





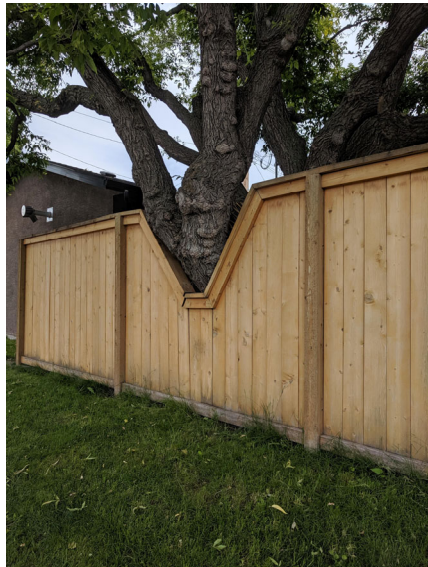
This oak matches the neighborhood and the park, there are 2 other oaks at Rotary Park; and many more in the area. In the lower photo you can see that about 75% of the crown is over the park. (magnolia blocking full view)

As it leans away from the property the risk of damage to the roof could be limited.



This tree could be and should be saved. The block wall is already heavily damaged and should be rebuilt. This tree likely predates the park, and it provides shade and quality of life that outweigh the cost of a block wall. These are examples of walls modified to accommodate trees.

Loosing this tree would be a loss for Rotary Park and the community.



Monrovia is a foothill community, we have large mature trees that provide shade, oxygen, habitat and increase property values. These trees should be saved when possible. In the last 6 months I have found an oak cut down EACH MONTH. Please help to protect the oaks that make this a great place to live.



Please send comments to save this oak before
3pm on the 16th to

planning@ci.monrovia.ca.us

Thank you,
Brian Tindall

