

From: [Brian Tindall](#)
To: [Alice Atkins](#)
Cc: [T Adams](#); [Alex Blackburn](#); [G Crudgington](#); [Becky Shevlin](#); [Larry Spicer](#); [Dylan Feik](#)
Subject: Public comment for Agenda item PH-1 (chickfila)
Date: Monday, July 5, 2021 11:22:37 AM
Attachments: [Chick Fil A drive thru.pdf](#)

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, here is my public comment for PH-1. I will be traveling so I may not be able to make the meeting, I wanted my comments to be ready for you. This is a report I prepared for the planning commission, the planning commission recommended changing the landscape to more native friendly and requested an arbor report the be performed on the tree in front. Thank you.

"There is a large sycamore tree in the front of the proposed development. Even with the irrigation turned off for the last year, this tree is still healthy.

This healthy, mature, drought tolerant tree will be removed. This tree is 12 feet from the curb; 2 feet outside the landscaping setback that is proposed. A large healthy tree is a great way to offset the increase in cars that will be added with a drive thru; it also provides shade and reduces expenses for HVAC. This tree also matches existing landscape to the north, and west. Let's keep the quality of Monrovia. Please save this tree or find a way to keep the Monrovia feel at this new development. More native plants and less cookie cutter landscaping, Monrovia is one of a kind and the new development should reflect that. Thank you"

Brian Tindall


From: [Sarah Earll](#)
To: [Alice Atkins](#); [City Clerk](#)
Subject: new Chick-fil-A and Starbucks drive-thru sites
Date: Monday, July 5, 2021 1:45:50 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.

Please ask the developers to go back to the drawing board and figure out a way to preserve the trees along Huntington.

There is a large sycamore tree in front of the proposed development. This tree was planted over 30 years ago and has grown to over 50 feet. It has 3 healthy trunks that are each about 5 feet in circumference. Despite the drought conditions and even with the irrigation turned off for the last year, this tree is still healthy and thriving.

A large healthy tree is a great way to offset the increase in cars that will be added with a drive thru; it also provides shade and reduces expenses for HVAC. This tree matches the existing landscape to the north and west. That tree is not Claim Jumpers' tree; it is Monrovia's tree.

I'm sure the developers plan to replant the area, but it takes 30 years to get a tree that size. They can't replace a mature tree like this, so let's not allow them to remove it. Please encourage them to find a way to preserve this magnificent specimen.

Sincerely,
Sarah Farmer Earll

July 5, 2021

Hello and Good Evening Mayor and Council members.

This public comment is in regards to the Huntington Drive & 210 Project.

When I visit a town, I always look for places to eat or shop that are unique, something different and not mainstream.

I'm not a fan of the Starbucks & Chick-fil-a build pending at the 210 x Huntington where the existing Claim Jumper is currently located. While I would rather see another sit down style restaurant occupy the location, I think what bothers me most is another Starbucks. It would be nice and more befitting for Monrovia to have an independent coffee or other small shop/cafe instead of another Starbucks. There are more than enough Starbucks within a 3 mile radius including the one at Huntington x Magnolia, which is a 24 hour operation, not to mention the one at Madison x Foothill which has created and continues to create its fair share of traffic issues.

The face of Monrovia has been slowly changing, as any City does over time. It's called progress I suppose. I like the old town charm that Monrovia offers and declares to be but that charm has slowly been being taken away little by little. It may be imperceptible changes but overtime the results are dramatic and the changes irreversible. The charm and character we know and love will eventually disappear and we will become just another commercial space with no unique characteristics.

I am not sure what the purpose of this public input at this stage is. It's clear that the decision has been made to move forward with the build (initial MND indicates Starbucks has already hired 16 employees). So, what is the benefit of public input at this stage or any stage for that matter other than documentation. It's a David and Goliath situation, one in which I know the "little" guy will not win. Ultimately, I suppose my input is only to pacify my own feelings.

I've read through the initial Mitigated Negative Declaration (MND) study and some of the other documents. I am also aware that the State of California plays a large part of pushing the hand of the City to move forward with any project regardless if the City is interested in a particular business. I also realize that the City may or may not have initially known the name of the restaurants so as to be impartial in the decision process. I've taken all this into consideration in regards to my opinions for this project.

Here are some of my concerns over the Chick-fil-a and Starbucks being built, aka Huntington & 210 Project:

I truly feel that traffic will be an issue for the eastbound lanes of Huntington approaching the 210 onramp as well as an impact to traffic exiting the 210. The peak hours for vehicular traffic, from my observations, are typically lunch and going home hours, causing a backup down Huntington for some distance in both directions. Now we are adding the peak traffic hours of both restaurants, Chick-fil-a in particular, which will add additional traffic to the already busy Huntington peak hour traffic. This will most likely lead to the Chick-fil-a drive thru coming to intermittent standstills from the north facing entry/exit driveway. This may also lead to intermittent back up at the lighted intersection at the Double Tree entry/exit point. Even though there is a plan in place where the City has the authority to dedicate the eastbound lane of Huntington to a right turn only at that center driveway entry/exit point, which I anticipate will be needed after the initial opening traffic wanes, there will still be issues. 2,046 anticipated daily trips to these restaurants will most definitely contribute to increased congestion. The initial MND even documents "two intersections are already operating at unacceptable levels of service (LOS)". Even with the suggested lane improvements the LOS will still be impacted as stated in the studies.

The Final Initial Study/ MND, in response to another public comment regarding late night disruptions, indicates that under the City's general plan, the police department is staffed with 64 sworn regular policeman, 11 reserves and 23 volunteer support staff. These numbers are grossly inaccurate. The police department currently employs approximately

50 officers, 2 reserves and 3 volunteers. As the City expands and new businesses/housing are built, the potential for police response increases yet the staffing levels for patrol officers remain critically low. All these new businesses and housing should incur a fee to employ an additional officer(s) to serve the needs of the public and this new project should be no exception. At minimum, this should be considered for any future builds.

My last concern is the removal of the trees at this project. Monrovia has participated in a tree planting program; 2 trees planted for every 1 removed due to drought or construction. This construction site may not be what the program was referring to but the removal of trees is always unfortunate. Perhaps the City would consider having these two new businesses donate the funds for the 23 trees being removed on a 2 trees for every 1 basis (46 trees worth) in order to fund the current tree planting program or perhaps they can donate the same money for greenscaping another City project that is underfunded. Also, if the trees are destroyed (chipped) on site, can the City re-use the chips for any landscaping projects?

In summary, I'm primarily opposed to the Starbucks café and to the increased traffic snarls that both restaurants will bring.

I appreciate you taking mine and any other comments into consideration.

Thank you.

Christine G.

Alice Atkins

Subject: RE: Support Letter - MON Chick-fil-A & Starbucks

From: Adriana Fernandez-Clark [REDACTED]
Sent: Tuesday, July 6, 2021 4:24 PM
To: Sheri Bermejo <sbermejo@ci.monrovia.ca.us>
Subject: Fwd: Support Letter - MON Chick-fil-A & 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 Sheri,

Kevin with Oak Tree Inn just sent this to me after I had given him your email. I just want to make sure you got a copy. I know this came in late, but could this letter still be read tonight since Kevin is not able to attend the zoom?

Thanks!

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

From: Kevin Liu [REDACTED]
Date: Tue, Jul 6, 2021 at 4:21 PM
Subject: Support Letter - MON Chick-fil-A & Starbucks
To:
Cc: Adriana Fernandez-Clark [REDACTED]

Monrovia City Council,

My name is Kevin Liu and I am one of the owners of the Oak Tree Inn, which is right next to the property of the proposed project before you today.

As a neighbor of the project, we have looked at the project plans closely to determine how they would impact our business and the community.

After close consideration, we believe that the project proposed by Chick-fil-A and Starbucks will be very beneficial.

These two new food and beverage options will expand the options we currently have which will directly benefit residents as well as our guests who will be in walking distance of these new amenities.

The project design will complement the existing area and the landscaping will enhance the location.

Finally, the land that is being donated for a potential future park will be great for residents and guests to Monrovia.

We believe this project is a great choice for the space and these two new companies will be great new neighbors.

Thank you,

Oak Tree Inn
Kevin Liu

Sent from my iPhone

--

Adriana Fernandez-Clark
Senior Vice President
[661.312.3822](tel:661.312.3822)

From: [Sheri Bermejo](#)
To: [Alice Atkins](#)
Cc: [Craig Jimenez](#)
Subject: FW: Support for the Chick-fil-a and Starbucks development
Date: Tuesday, July 6, 2021 4:31:42 PM

This public comment came through this afternoon.

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

From: Eric.martin.andersen <eric.martin.andersen@gmail.com>
Sent: Tuesday, July 6, 2021 3:03 PM
To: planning <planning@ci.monrovia.ca.us>
Subject: Support for the Chick-fil-a and 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,

As a homeowner in Monrovia I wanted to voice my support for the proposed Chikfila and Starbucks development on Huntington.

I feel like this development would be a great benefit to the city. Given its proximity to Arcadia I think it would pull people into our city. The current stretch of Huntington seems underdeveloped and seems like it creates almost a barrier between Monrovia and Arcadia. This development would seem to bridge that gap.

I am highly supportive.

Eric

Sent from my iPhone

From: [Margaret Hope](#)
To: [Sheri Bermejo](#)
Subject: Fwd: Why 'tiny forests' are popping up in big cities
Date: Wednesday, June 30, 2021 3:26:42 AM

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 give to planning commission

Sent from my iPad

Begin forwarded message:

From: Margaret Hope [REDACTED]
Date: June 30, 2021 at 3:23:29 AM PDT
To: [REDACTED]
Subject: Fwd: Why 'tiny forests' are popping up in big cities

MONROVIA VOTED AND PAID FOR 20 ACRES ABOVE MYRTLE, WHY
CANT WE
BUY 2 1/2 ACRES ON HUNTINGTON DRIVE FOR A TINY FOREST ON
HUNTINGTON
DRIVE?

Sent from my iPad

Begin forwarded message:

From: Margaret Hope [REDACTED]
Date: June 30, 2021 at 3:21:03 AM PDT
To: ablackburn@ci.monrovia.ca.us
Subject: Fwd: Why 'tiny forests' are popping up in big cities

MONROVIA VOTED AND PAID FOR FOR 20 ACRES NORTH
OF MYRTLE,
WHY CANT WE PURCHASE AND INSTALL 2 1\2 ACRES ON
HUNTINGTON DRIVE
INSTEAD OF ANOTHER HEAT GENERATING DRIVE THRU?

Sent from my iPad

Begin forwarded message:

From: Margaret Hope
[REDACTED]

Date: June 30, 2021 at 3:17:46 AM PDT
To: gcrudginton@ci.monrovia.ca.us
Subject: Why 'tiny forests' are popping up in big cities

Community forests the size of a basketball court can make an outsized difference, providing shade, attracting plants and animals, and even storing a bit of carbon.

<https://www.nationalgeographic.com/environment/article/why-tiny-forests-are-popping-up-in-big-cities>

Sent from my iPad

From: [Margaret Hope](#)
To: [Sheri Bermejo](#)
Subject: Record heat waves... how much worse will it get? Last 7 years have been hottest on record.
Date: Tuesday, June 29, 2021 6:19:06 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.

no city needs or wants more businesses that will heat our atmosphere any more.
...idling cars add more heat trapping chemicals into our air ... yet here we are...
Monrovia leading in the wrong direction .. considering adding yet another 2
Drive thru food and coffee drive thru businesses. . . In a residential neighborhood...
To destroy our air, to make money for the money mongers. . .and yet today that
Anyone would possibly make any decision that makes our town, our world
LITERally UNLIVABLE. THAnks to greed and a false since of what's more important...
Making fast money with fast foods or protecting life from the arriving heat storms
That lie ahead. And who in their right minds could think that adding yet another
Fast food building could do other than degrade Huntington Drive.

Stop doing what the polluters say and do what's right for our children
.clean air v fast food. Vote NO!

Sent from my iPad