

John Mayer

Subject: Proposed Raising Cane's Restaurant CUP - NEC Huntington Dr. & 5th Avenue, Monrovia, CA

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

From: Jim Barthe <[REDACTED]>

Sent: Tuesday, August 10, 2021 2:51 PM

To: planning <planning@ci.monrovia.ca.us>

Cc: Dylan Feik <dfeik@ci.monrovia.ca.us>

Subject: Proposed Raising Cane's Restaurant CUP - NEC Huntington Dr. & 5th Avenue, Monrovia, CA

>> On behalf of the principal ownership and common area operator of the Huntington Crossing Center located at the NEC of Huntington Drive and 5th Avenue in Monrovia, CA, we respectfully request the denial of the proposed CUP for a Raising Cane's restaurant with double drive-thru at 945 West Huntington Drive (southwest corner parcel of the Huntington Crossing Center).

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>> Through observation of other of applicant's San Gabriel Valley restaurants (Azusa, Baldwin Park and Glendora) and by reputation, the proposed Raising Cane's restaurant could easily double or triple (or more) applicant's example restaurant traffic and queueing as indicated in their traffic analysis attached to their application, particularly in the initial months and years of operation (creating an "In 'N Out Burger" situation) at times overwhelming the functioning capacity of the Huntington Drive & 5th Avenue intersection and ROW's of Huntington & 5th immediately adjoining the hard corner - as well as the Center's internal capacity of circulation, queueing, parking and other common area operation. This situation would result in chronic and ongoing headaches for our tenants in the Center, ownership and most certainly for your Monrovia Police Department.

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>> During peak lunch and dinner hours, traffic and queueing gridlock will likely occur when Raising Cane's customers enter the Center at various entry points and attempt to queue simply to get to the drive-thru lanes - thereby blocking ingress, egress and actual use of Center parking spaces along queueing lanes and blocking customer access for our existing restaurants and other businesses during their peak business hours as well. This would not be a happy situation for Raising Cane's nor for our businesses. Romano's Macaroni Grill was the original corner occupant when we developed the Center and in similar fashion to Raising Cane's, the initial years of their operation were similarly overwhelming for this Center, which they were required to remedy with off-site valet and shuttle parking arrangements - a nightmare for everyone at the time. Raising Cane's is similar but different in that their customers will be primarily in their autos using the double drive-thru lanes and blocking internal traffic circulation as previously described, which is also a problematic situation where all suffer diminished results and an off-site remedy is not a viable solution to the problem. Raising Cane's is simply not compatible with Huntington Crossing Center.

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>> As the original developer of the Huntington Crossing Center, we have demonstrated our commitment to creating, operating and protecting the long term commercial success and viability of the Center. Accordingly, we will seek any and all legal protections afforded us as affected property owners under the Law, including under the guidelines of CEQA as a discretionary governmental election resulting in direct and indirect impacts on the environment for as long as necessary through retention of high profile legal and technical counsel to prevent this clearly incompatible use from overwhelming and compromising this well established community asset at the west gateway to the City of Monrovia.

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>> Your favorable action on our above described request will be very much appreciated.

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>> Sincerely,

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>> A/M GATEWAY ASSOCIATES, LLC

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>> P. James Barthe, member

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>> cc: Paul Lusby, Esq."

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