

**Summary of Written Public Comments
Submitted for Planning Commission Meeting – September 15, 2021**

NOTE: Comments listed here were received after the Planning Commission Staff Report was published on Thursday, September 9, 2021.

Public Comment #	Name	Subject	Comment Summary
#1	James Barthe, member A/M Gateway Associates, LLC	Agenda Item PH-1 CUP2021-0013 Raising Cane's	Writing in opposition to the project for the following reasons: 1) Vehicular circulation plan is needed ensuring that drive aisles and access points won't be obstructed by cars waiting for the drive-thru; 2) the proposed architecture and signs conflict with the Huntington Crossing shopping center; and 3) legal protection will be sought to ensure that direct and indirect impacts on the environment are fully considered.
#2	Courtney Alvino	Agenda Item PH-1 CUP2021-0013 Raising Cane's	Writing in support noting that the restaurant will replace a vacant restaurant, providing the community with more dining options in Monrovia.
#3	Patsy Ma, manager of property at 915-919 W Huntington Drive	Agenda Item PH-1 CUP2021-0013 Raising Cane's	Remains concerned that the site is too tight for a drive-thru, along with concerns related to traffic issues at Huntington and Fifth, on-site traffic circulation, and reduced availability of parking for her tenants.
#4	Brian Yamaguchi	Agenda Item PH-1 CUP2021-0013 Raising Cane's	In favor of the proposed oak trees, but concerned the trash area is not large enough for the new recycling requirements that will be imposed by the State.
#5	Sean Matsler	Agenda Item PH-1 CUP2021-0013 Raising Cane's	Attorney representing the applicant responding to the James Barthe letter (Comment #1) regarding Traffic/Circulation, Architecture/Signage, and Land Use/CEQA.

#6	Christy Paulus	Agenda Item PH-1 CUP2021-0013 Raising Cane's	In opposition to the project due to concerns with traffic and parking at the shopping center.
----	-----------------------	---	---

PLANNING COMMISSION STAFF REPORT
APPLICATION: CUP2021-0013/Raising Cane's Restaurant
MEETING DATE: September 15, 2021

To: John Mayer, Senior Planner
City of Monrovia

Huntington Crossing Center ownership comments, objections and disapprovals

By way of supplement to our email to you of 8/10/21, your Planning Commission Staff Report dated as of 9/15/21 is insufficient in a number of ways, including, but not limited to:

1. Specific Site Traffic Plan Map must be required showing how the proposed on-site traffic queueing is to actually work – including detail of the primary Huntington Drive entry along with the alternative South 5th Avenue and North 5th Avenue entries. Additionally, detail must be included to show how unimpeded access to the primary Huntington Crossing Center entrance east of the proposed Raising Cane's Huntington Drive entry will be assured at all times. Unless that is specified, customers will wander all over the center and cause traffic blockages and impediments seriously damaging the other businesses in the Center. The traffic from the Huntington Drive entry will tend to queue on the second traffic aisle east of the Raising Cane's restaurant to avoid vehicles exiting the drive-thru and will block parking of Baja Fresh and others east of them in the main traffic aisle area. Specifying use of the South 5th Avenue entry will hold only one to two cars that will need to be directed to break into the main queueing line – not a good situation. Additionally, if cars are allowed to queue to the east side of the Raising Cane's restaurant, the result will be total traffic blockage by that line of cars to the rest of the Center. The North 5th Avenue entry is the only viable 5th Avenue entry alternative to Huntington Drive and the South 5th Avenue entry should not be used in this manner – however, the same issue of inserting these cars into the main queueing line will result plus the task of keeping the main traffic aisle open and unobstructed in the process- this will be a perpetual traffic snarl nightmare for Huntington Crossing and its occupants. The result will be irreparable harm to the existing businesses and a limitation on Raising Cane's ability to do business efficiently as well. Clearly, this requested map must be a condition of approval and enforceable by the City as well as us as owners and managers of the Center. The Staff Report simply shifts this traffic nightmare on-site to us and completely ignores the very serious and problematic issues created by the proposed CUP approval.
2. Architectural and Signage Criteria for Huntington Crossing: Staff has disregarded architectural and signage standards made a part of the original development criteria for Huntington Crossing and put the task entirely on ownership to enforce – we hereby disapprove the proposed exterior building design as being non-conforming to the architecture of the Huntington Crossing Center and also hereby disapprove of Raising Cane's proposed signage as "can" signs are not allowed in our Center nor are building murals; nor are additional free standing identification signs beyond existing

monuments at our entries. We will vigorously enforce the existing architectural and sign criteria as well as the rules and regulations for the operation of the Center.

Raising Cane's will also be billed for their pro rata share of parking and other common area operating costs pursuant to the recorded CC&R's.

3. We will seek any and all legal protections afforded us as affected property owners under the Law, including without limitation, ensuring that the direct and indirect impacts on the environment are thoroughly considered and addressed under the applicable CEQA guidelines, for as long as necessary through retention of experienced land use and environmental 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.

Respectfully submitted,

P. James Barthe, member
A/M Gateway Associates, LLC

Cc: Paul Lusby, Esq.

September 7, 2021

Re: Proposed Raising Cane's

To Whom it May Concern:

I am writing to you to support the propose Raising Cane's at the Huntington Crossings Center. This corner has sat vacant for some time, and the addition of Raising Cane's will add to our community. It will brighten up the corner and provide community members will more dining options, affordable ones I might add, in Monrovia.

Having visited several of their restaurants in the area, I know from personal experience that this is a company that ensures their restaurants run smoothly. I cannot wait to have a Raising Cane's in Monrovia and spend my dollars here, rather than driving to neighboring communities.

I urge you to support this and vote yes.

Regards,

Courtney Alvino

From: [Patsy Ma](#)
To: [planning](#)
Cc: [Paul Strauss](#); Elizabeth.Grossman@wellsfargo.com
Subject: Conditional Use Permit CUP2021-0013
Date: Wednesday, September 15, 2021 1:40:43 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.

After reviewing the proposed site plan and drive through stacking, we still feel that the site is too tight for a drive through, and our concerns are:

1. Cause traffic back up at Huntington and Fifth;
2. Cars exiting the drive through into and through the parking lot, will affect traffic flow for patrons of the neighboring shops;
3. Reducing the 60 + parking spaces will mean cars going to Raising Cane's will be taking up more shared parking spaces that are now available for the rest of the tenants.

The proposed drive through will negatively affect our tenants' businesses.

I was invited to attend a zoom Outreach meeting last week, but was unable to attend due to the short notice. Therefore these questions may have been raised by others already, and would appreciate if they can be addressed again.

Patsy Ma, MBA, CCIM, CRRP, CRX, CLS
BP International, Inc.
650 West Duarte Road, #1088
Arcadia, CA 91007
patsyma@bpinternational.net
www.bpinternational.net
Tel: 626-821-3448 ext 100
Cell: 626-688-7680
Fax: 626-821-9099
DRE# 00980137

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.

John Mayer

Subject: FW: CUP2021-0013

From: Brian Yamaguchi [REDACTED]

Sent: Monday, September 13, 2021 4:56 PM

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

Cc: Brian Yamaguchi [REDACTED]

Subject: CUP2021-0013

CAUTION: This email 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 encouraged that the landscape plan for CUP2021-0013 includes the planting of four oak trees along Huntington Drive and 5th Avenue.

I am concerned that the site plan appears to have only enough space for two trash dumpsters which would make compliance with the upcoming deadlines of SB1383's organic waste recycling mandates difficult.

Sincerely,
Brian Yamaguchi

John Mayer

Subject: FW: CUP2021-0013

From: Brian Yamaguchi [REDACTED]

Sent: Monday, September 13, 2021 4:56 PM

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

Cc: Brian Yamaguchi [REDACTED]

Subject: CUP2021-0013

CAUTION: This email 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 encouraged that the landscape plan for CUP2021-0013 includes the planting of four oak trees along Huntington Drive and 5th Avenue.

I am concerned that the site plan appears to have only enough space for two trash dumpsters which would make compliance with the upcoming deadlines of SB1383's organic waste recycling mandates difficult.

Sincerely,
Brian Yamaguchi

From: [John Mayer](#)
To: ["brian.yamaguchi@gmail.com"](mailto:brian.yamaguchi@gmail.com)
Subject: CUP2021-0013
Date: Tuesday, September 14, 2021 1:18:00 PM

Hi Brian, just to follow up on your inquiry about the State's Mandate on recycling, the applicant responded as follows:

John, to ensure compliance in 2022 the plan is to install one large 6 or 8 yd container for waste and then install 3- 2 yard bins for the separated recycled waste. The current enclosure will accommodate this.

John Mayer, AICP
Community Development Department
City of Monrovia
415 South Ivy Avenue
Monrovia, CA 91016-2888
(626) 932-5587

Help shape our future!

We need your help to identify important community issues related to housing, community safety, and environmental justice.

[Click Here](#) to learn about how you can help Monrovia's future by getting involved in the City's Focused General Plan Amendments.

John Mayer

Subject: Monrovia Raising Cane's - Response to Shopping Center Association Letter

From: Matsler, Sean [REDACTED]
Sent: Wednesday, September 15, 2021 1:46 PM
To: Pierucci, David [REDACTED] Craig A. Steele [REDACTED]
Subject: RE: Monrovia Raising Cane's - Response to Shopping Center Association Letter

Hi Craig,

Below are proposed responses to Mr. Barthe's September 14 letter for your consideration:

1. **Traffic and Circulation.** We have heard from members of the shopping center association that traffic and circulation represents a primary concern for the owners. The City has worked closely with the applicant to ensure the continued safety and ease of use of the shopping center's parking lot and entry points. Available for review in the agenda packet for this item, the applicant provided the City a study and a plan to address traffic and circulation for the site. The study concludes that the project would result in less-than-significant transportation impacts and therefore that the project requires no additional traffic analysis. The applicant also provided an on-site traffic management plan that explains how the drive-through queue will be managed in five different circulation scenarios—where cars will be directed, how staff will be deployed, etc. This study and plan demonstrate to City staff's satisfaction that the project will not create new traffic issues for the shopping center.
2. **Architecture and Signage.** We understand that the shopping center association is concerned with the project's compliance with the shopping center's CC&Rs concerning architecture and signage. Private CC&R enforcement is outside of the City's purview.
3. **Land Use and CEQA.** Finally, we understand that the shopping center association is concerned with the project's land use compatibility and with its compliance with CEQA. With respect to the land use compatibility, this project has been carefully vetted by City staff for consistency with the City's general plan and conformance with the City's zoning code. The City has followed and will continue to follow the notice and hearing requirements of the Government Code. The project meets the applicable requirements to the letter. With respect to CEQA, City staff has determined that the project falls under two categorical exemptions for further environmental review—Class 3 for new construction or conversion of small structures and Class 32 for in-fill development projects. The project fits wholly within either exemption. As part of its determination, the City staff called for the developer to provide thorough and independent studies of traffic, greenhouse gas emissions, and noise. These studies showed that project carries no significant impact to the environment.

Please let us know if you have any questions or if there is anything else we can do.

Thank you,
Sean

Sean Matsler



John Mayer

Subject: FW: Objection to proposed Canes project

From: Christy Paulus [REDACTED]
Sent: Wednesday, September 15, 2021 5:01 PM
To: planning <planning@ci.monrovia.ca.us>
Subject: Objection to proposed Canes 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.

September 15, 2021

Dear Committee,

Good evening, my name is Christy Paulus. I am a resident of Monrovia and I have an objection to this proposed project.

The traffic on Huntington Drive West and East bound is impossible to navigate today. I Can't imagine the traffic trying to Q up to order on that corner entering on 5th. Then What?? There will be no parking for the existing businesses, we will have to fish our way around the line for the ordering at Canes just to shop at the businesses that are currently there??

I am sure you all have been to either a Chic Fil A or Canes at a different location and noticed how the traffic is impossible to navigate. There are locations where the cars are 30 cars deep and those locations have large parking lots to accommodate that type of traffic load and staging. This property is a very poor location, for this kind of use. This does not take into consideration the existing businesses that have been there for years and not the residents that live and shop in the area.

I am sure there are plenty of better sited locations for Canes to occupy in Monrovia.

Sincerely,

Christy Paulus