

# Appeal of Conditional Use Permit for New Fast Food Restaurant w/ Drive Thru at 945 W Huntington Dr. (Raising Cane's)

**Applicant:** Raising Cane's, Bob Superneau (PM Design Group Inc.)

**Appellant:** Jim Barthe, A/M Gateway Associates, LLC

City Council Meeting

April 5, 2022

Planning Division

Community Development





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Appeal of Proposed Restaurant w/ Drive-thru (Raising Cane's)

## Redevelopment Area (Mid 1990's):

- Former World Vision Intl. Headquarters
- Former auto repair facility
- Quality development opportunity



**Project Site Background**



**The Gateway Project:**

Extended Stay Business Hotel

Fast Food Restaurants

Retail Buildings

Upscale “Dinner House” Restaurant

**Zoning:**

Commercial Regional/Sub-Regional (CRS) Zone

- *Retail*
- *Entertainment*
- *Hotels*
- *Office facilities*

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**Project Location**



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## Proposed Use:

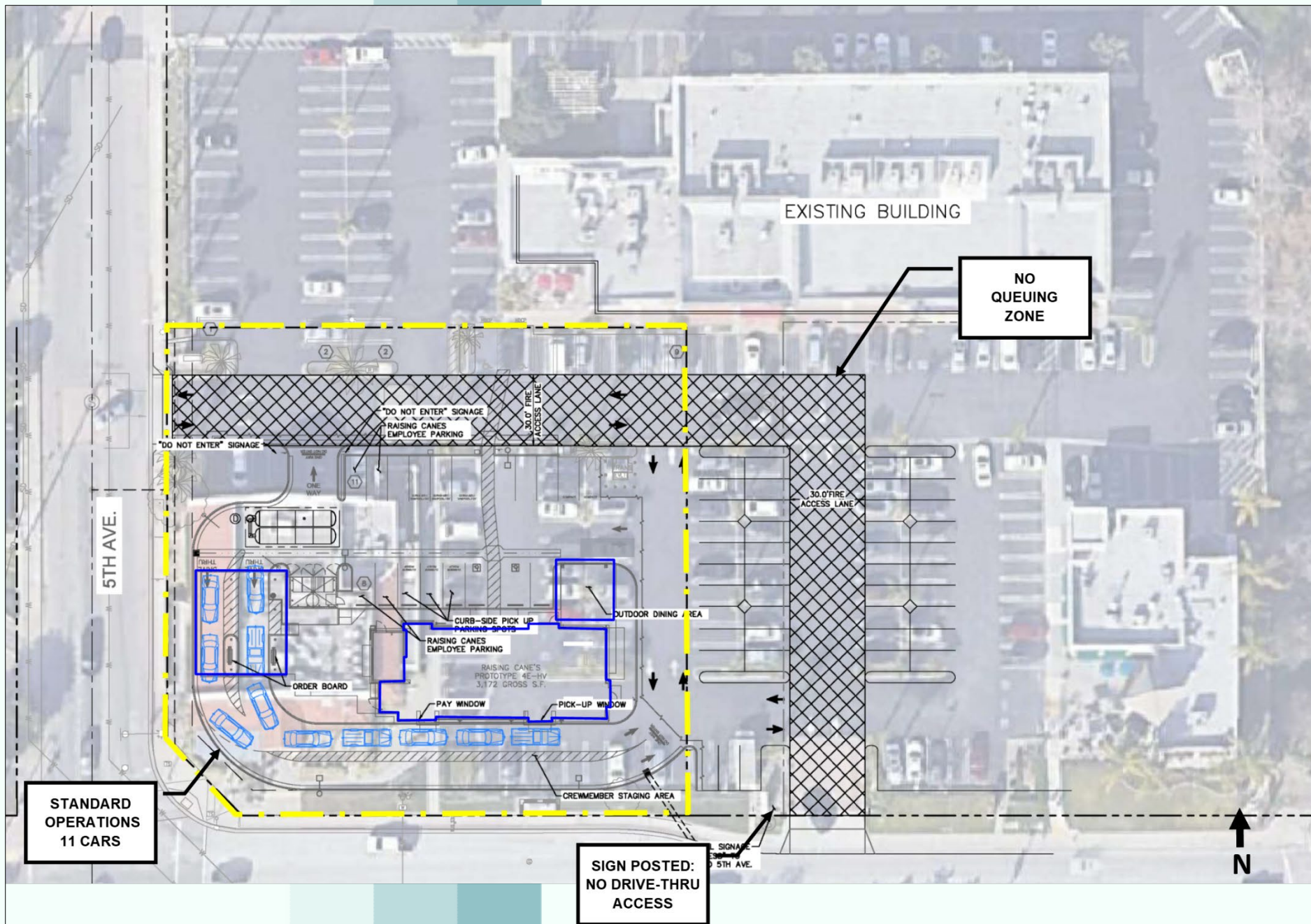
Fast-food restaurant w/ drive-thru

- *CUP for occupancy  $\geq 30$  persons*

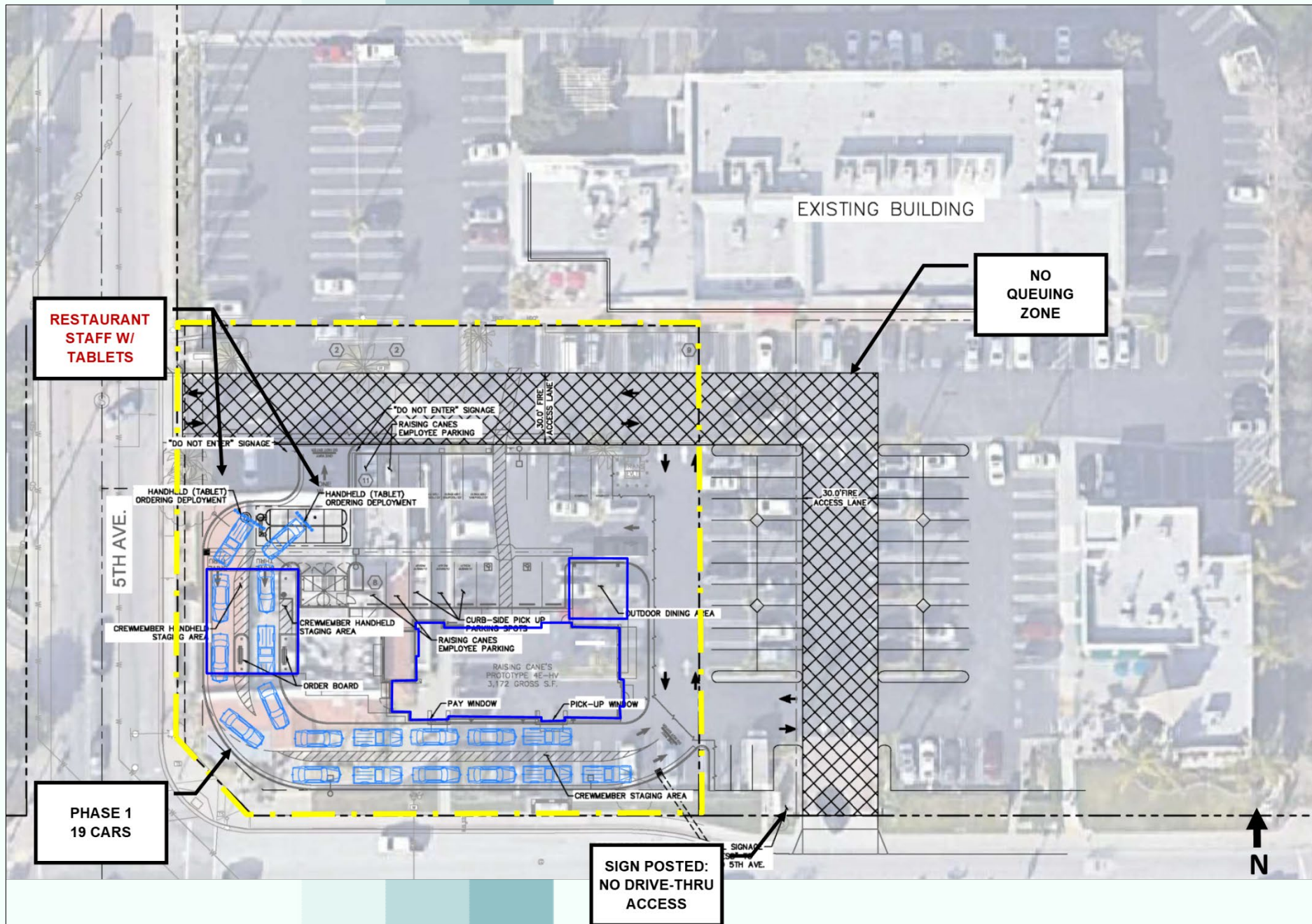


Site Plan

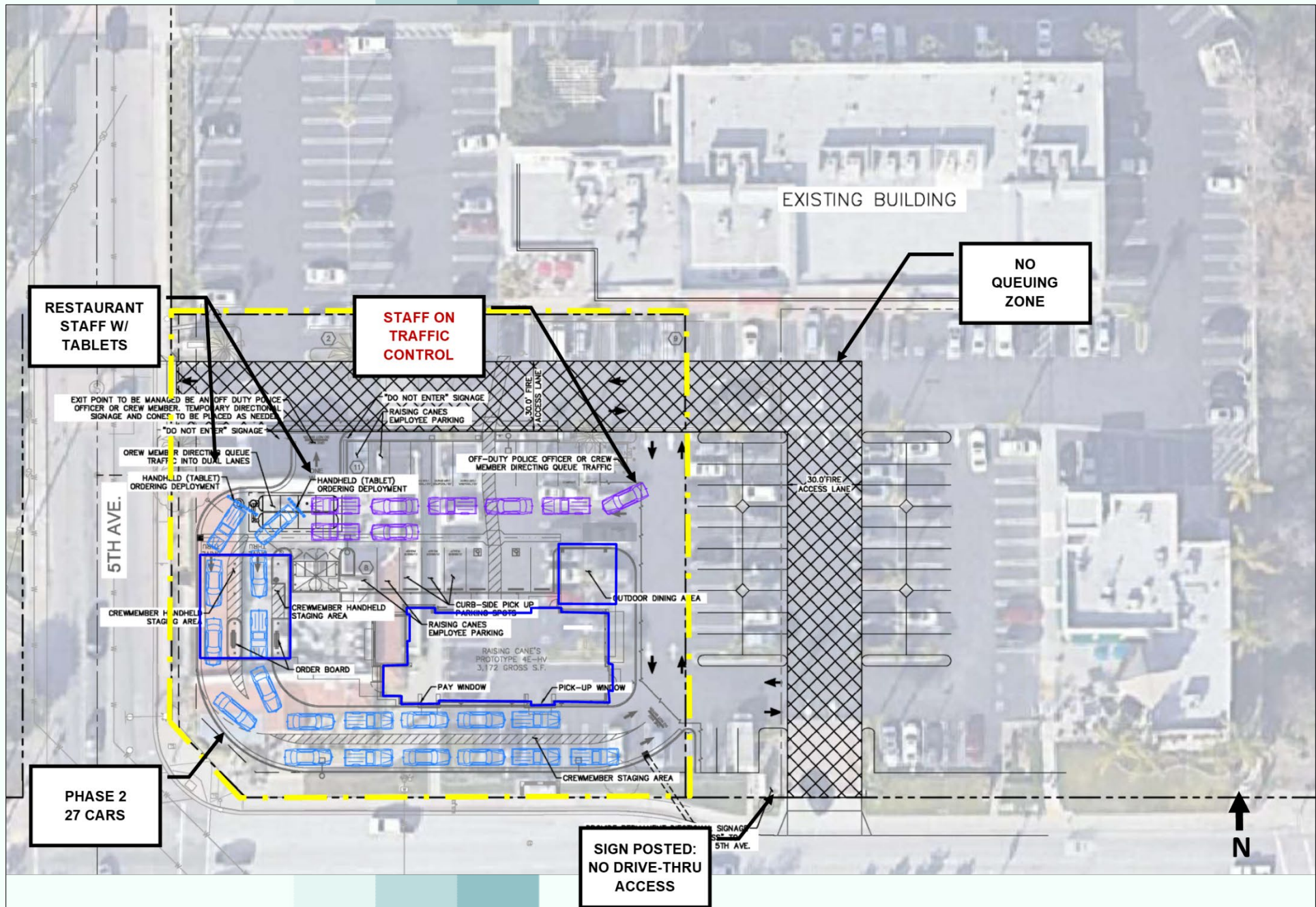




**On-Site Traffic Management Plan – Raising Cane’s**



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## Planning Commission's Decision:

- California Environmental Quality Act: Exempt
  - *Class 3 and Class 32 projects*
- Findings to support Conditional Use Permit
  - *Project site is adequate*
  - *Sufficient access to streets*
  - *Compatible with General Plan*
  - *Complies with Zoning Ordinance*
  - *Not a detriment to public*
- Traffic Engineer concurred with:
  - *Traffic assessment and*
  - *On-site traffic management plan*





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## Appeal of Proposed Restaurant w/ Drive-thru (Raising Cane's)

### Appeal based on the following:

1. Inconsistent with the original development program of the shopping center
2. It will overwhelm the shopping center with traffic gridlock
3. Architectural design clashes with the shopping center standards
4. Drive-thru will have unmitigated issues similar to Starbucks drive-thru at 860 West Foothill Boulevard
5. Environmental factors were not considered or adequately addressed.



**Basis of the Appeal**



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Appeal of Proposed Restaurant w/ Drive-thru (Raising Cane's)

## **Appeal Item #1:**

Inconsistency with the original development program of the Huntington Crossing shopping center complex.

## **Staff Response:**

- Current restaurant has been vacant for two years
- It's one of three casual dining restaurants to close in Monrovia with the onset of the COVID-19 pandemic
- Current economic trend is fast-food establishments with drive-thru service
- General Plan and Zoning standards allow a variety of uses, (including fast-food restaurants with drive-thru service)
- Goal 7 of the General Plan's Land Use Element supports the revitalization of deteriorating land uses and properties
- Policy 7.5 of the General Plan encourages future commercial development that's compatible with large-scale commercial.



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## **Appeal Item #2:**

The fast food restaurant will overwhelm the shopping center with traffic gridlock.

## **Staff Response:**

- Condition of Approval No. 23 requires applicant to implement an on-site traffic management plan
  - Cameras monitor drive-thru lanes from inside the restaurant
  - Series of procedures set in motion to accommodate additional vehicles
  - Estimated 33 cars will be accommodated, where 25 cars are anticipated at peak time
- Appellant has since agreed to allow underutilized area of northern parking lot for the traffic management plan
  - Raising Cane's must provide staff in the parking lot to keep main drive aisles clear
  - Directional signage to state: drive-thru queuing is prohibited in the main drive aisles of the shopping center
- City's traffic engineering consultant has determined that the plan is viable for the shopping center

**Basis of the Appeal**



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Appeal of Proposed Restaurant w/ Drive-thru (Raising Cane's)

## **Appeal Item #3:**

The architectural design of the fast food restaurant will clash with the design standards that were established for the Huntington Crossing center.

## **Staff Response:**

- The CC&R's control the buildings' height, design, and colors for all future buildings to be a "uniform and architecturally harmonious" part of the development.
- Appellant has agreed to an updated design that matches the shopping center's architectural features.

## Original Elevations:



## Updated Elevations:



## Original Elevations:



## Updated Elevations:





## Original Elevations:



## Updated Elevations:



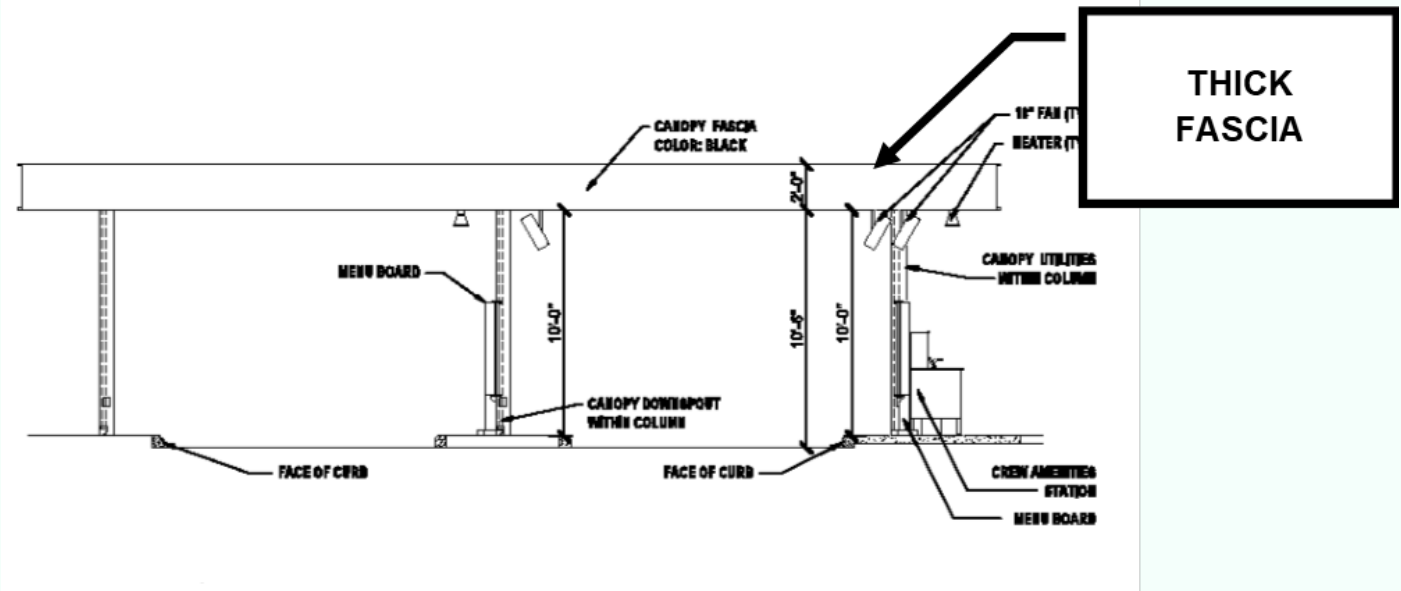
## Original Elevations:



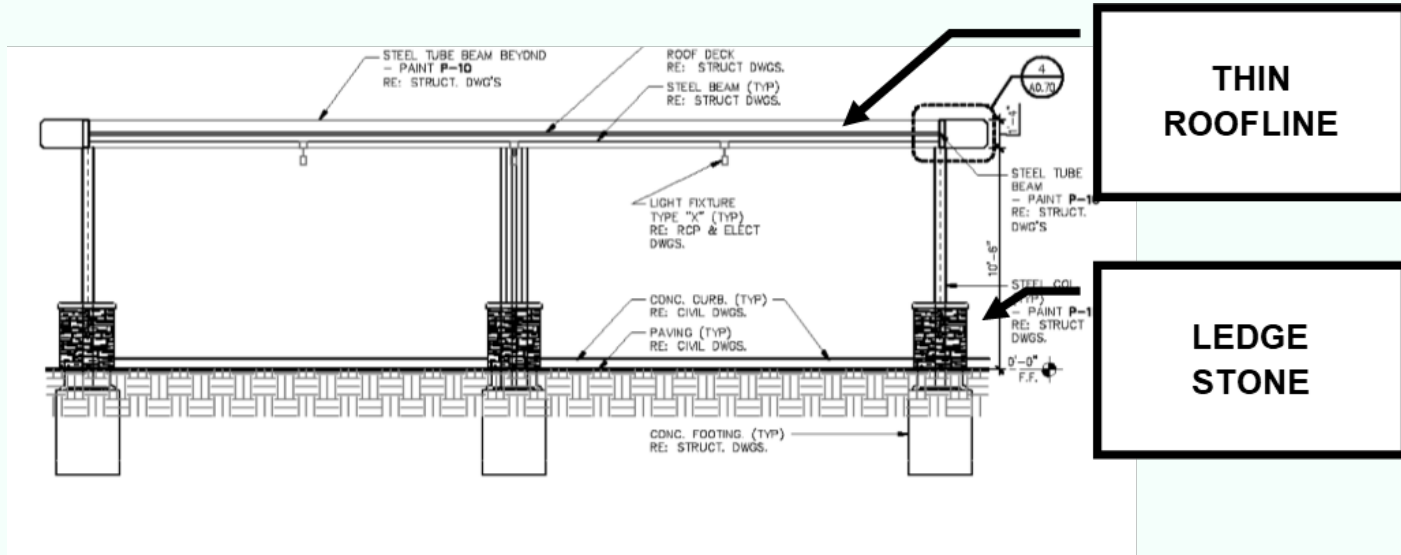
## Updated Elevations:



## Original Elevations:



## Updated Elevations:





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## Appeal Item #4:

The proposed fast food restaurant and its drive-thru will have the same unmitigated issues as the Starbucks drive-thru at 860 West Foothill Boulevard.

## Staff Response:

### Comparison of Starbucks and Raising Cane's Drive-thru Service

	Starbucks	Raising Cane's
<b>Location</b>	Residential/High school Area	Regional Commercial Area
<b>Street System</b>	Secondary Arterial Street	Primary Arterial Street
<b>Drive-thru</b>	Single Lane (Originally), now dual lane	Dual Lane
<b>Traffic Impacts</b>	"Tool Box" of improvements	Conditions of approval

**Basis of the Appeal**



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## **Appeal Item #4:**

The proposed fast food restaurant and its drive-thru will have the same unmitigated issues as the Starbucks drive-thru at 860 West Foothill Boulevard.

## **Staff Response:**

Conditions that mitigate drive-thru service

- Condition No. 22 prohibits drive-thru queuing from obstructing street traffic or pedestrian paths-of-travel at any time
- Condition No. 23: implementation of the on-site traffic management plan
- Condition No. 25: DRC to review this use 90 days from the business start date to compliance with conditions
- Condition No. 38: allows the City to “call up” this CUP up for review, modification, or revocation at any time



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## **Appeal Item #5:**

The proposed fast food restaurant will have environmental factors that were not considered or adequately addressed according to the California Environmental Quality Act.

## **Staff Response:**

- Project is *Categorically Exempt*, from full environmental analysis due its small size and location in an urban setting
- Staff required applicant to submit technical reports for traffic, noise, and air quality/greenhouse gas emissions
  - Transportation study not required based on City's guidelines;
  - Sound intensity from the restaurant (measured in decibels) will not exceed the City's standards; and
  - Greenhouse gas emissions are well below the thresholds set by the South Coast Air Quality Management District



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## **Recommendation:**

- Staff recommends that the City Council deny the appeal and uphold the Planning Commission's decision to approve the Conditional Use Permit allowing a new fast-food restaurant (known as Raising Cane's) with drive thru service at 945 West Huntington Drive.

**Conclusion**



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Questions