

**From:** [Jim Barthe](#)  
**To:** [City Clerk](#)  
**Cc:** [John Mayer](#)  
**Subject:** Appeal of Proposed CUP (2022-0013) - Raising Cane's/Huntington Crossing Center, Monrovia, CA  
**Date:** Tuesday, April 5, 2022 2:18:51 PM

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Mayor Adams & Councilpersons,

Subsequent to filing our appeal of the Planning Commission approval of the proposed CUP (2022-0013) for a new Raising Cane's chicken restaurant with double drive-thru as a part of the Huntington Crossing Center at 965 W. Huntington Drive at 5th Avenue in West Monrovia, we, as managers of the Huntington Crossing Center and major stakeholders, dealt in good faith with representatives of Raising Cane's in response to their request. We have taken them at their word that they desire to become good neighbors to our existing businesses as well as to the surrounding neighborhood and the City of Monrovia.

In an effort to make the best of this disappointing situation, we have tried to reach a compromise and have participated in dialogue and document negotiations in an uninterrupted manner in the months since our filing of the appeal of the Planning Commission approval. A proposed Restrictive Covenant document was produced (portions of which have been incorporated into the Planning staff recommended CUP conditions) and the Raising Cane's representative has given verbal indications of their intent to have it signed by their landlord and recorded as recently as today. As a result, with no assurance the Restrictive Covenant will be signed by the Raising Cane's landlord, we are left with very real issues faced by our Center, our tenants, the surrounding neighborhood and, indeed, the City of Monrovia. Keeping in mind the importance of this west portal entry to Monrovia, their proposed use is clearly inappropriate and is in reality settling for the trendy (likely temporal) use de jour, compromising the quality image for Monrovia we have all worked so hard to build and maintain.

Accordingly, we continue to oppose their use at this location as well as the approval of their proposed CUP as an unacceptable over-development of this important sit-down full service restaurant site. This corner is the hood ornament to the West Huntington Drive portal to the City of Monrovia. Huntington Crossing was originally designed by us with extensive City involvement featuring an upscale full service restaurant being the first thing people would see when approaching our Center. Romano's Macaroni Grill fulfilled this goal providing the quality, ambiance and image desired by the City of Monrovia and ourselves. The prospect of just another fast food outlet with double drive-thru is a huge disappointment to us and we would hope to you as well.

The external and internal traffic issues have been studied in great detail and will most certainly solidify ongoing major headaches for your police department, City residents as well as our tenants. As we stated in our earlier objections, the proposed Raising Cane's restaurant is a clear over-development for the internal and external traffic capacity limits of the Center design. No one will win in dealing with irate customers attempting to access their drive-thru lanes and gridlocking the Center and surrounding neighborhood on a daily basis at key meal times as you have already experienced elsewhere in the City.

The appearance of their proposed restaurant has been somewhat redesigned to better visually blend with the existing Center, however, their proposed drive-thru canopy still conveys the impression of a gasoline station - being the first thing eastbound drivers on Huntington Drive will observe upon entering the City limits of Monrovia - a truly sad outcome after all the efforts over many years to provide an upscale first impression of our City.

In short, we are highly disappointed and very concerned about the potential impacts of the proposed Raising Cane's for our Center as well as for the City of Monrovia and again respectfully request that you reverse the Planning Commission approval and deny approval of this proposed CUP. As majority owners of the Huntington Crossing Center, we remain committed to the long term viability of Huntington Crossing and the City of Monrovia. Thank you for your consideration.

Respectfully submitted,

P. James Barthe, member  
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South Pasadena, CA 91030  
(626) 449-4069

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

From: Agnes Chan

Sent: Tuesday, April 5, 2022 3:26 PM

To: Teresa Santilena <tsantilena@ci.monrovia.ca.us>

Subject: 634 W Olive Monrovia

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Sent from my iPhone

Dear City of Monrovia City Council & Planning Department:

I am writing to support the proposed project at 634 W Olive Ave. I think this is a beautifully designed project and will be an excellent upgrade to our neighborhood. The homes are very well thought out and the home sizes are modest. I hope you can approve this project tonight.

Thank you,

Agnes Chan

Parker Ave