

Summary of public comments for Planning Commission Meeting on June 9, 2021

<b>Public Comment #</b>	<b>Name</b>	<b>Subject</b>	<b>Comment Summary or Full Comment if brief</b>
#1	Alexandra Brown on behalf of College Counseling Department at Maranatha High School	Public Comment in support of Agenda Item PH-2	<p>Writing to support Chick-fil-A and Starbucks project. Noted the following mission and values from Chick-fil-A:</p> <ul style="list-style-type: none"> <li>• Emphasize developing their local employees through education and scholarship programs</li> <li>• Chick-fil-A will provide 100 new jobs</li> <li>• Involved with Community through schools and youth organizations</li> <li>• Invests in their staff through training, leadership opportunities and scholarship</li> </ul>
#2	Mike Antos	Public Comment with concerns for Agenda Item PH-2	<p>Writing to oppose the proposed Chick-fil-A business. Noted the following concerns:</p> <ul style="list-style-type: none"> <li>• Concerned approval of the project would welcome a company that engages publicly and with significant resources against equal rights for LGBTQIA2S+</li> <li>• Concerns with welcoming a company into the City with views antithetical to equal rights under the law and due respect</li> <li>• Hopes the Planning Commission will discuss the role it, and the City Council have in representing all Monroviaans</li> </ul>
#3	Victor Huynh	Public Comment in support of Agenda Item PH-2	<p>Writing to support Chick-fil-A and Starbucks project. Noted the following benefits:</p>

			<ul style="list-style-type: none"> <li>• Supports the project’s creation of over 100 jobs and would benefit all businesses in the area.</li> <li>• As a local business owner; welcomes more food and coffee options.</li> </ul>
#4	Margaret Hope	Public Comment with concerns for Agenda Item PH-2	<p>Writing to oppose the proposed Chick-fil-A business. Noted the following concerns:</p> <ul style="list-style-type: none"> <li>• Concerns of the negative effects of drive-thru businesses and provided a link to an article outlining negative impacts of drive-thrus.</li> </ul>
#5	Brian Tindall	Public Comment with concerns for Agenda Item PH-2	<p>Writing with project concerns of the proposed Chick-fil-A. Noted the following concerns:</p> <ul style="list-style-type: none"> <li>• Concerns with removal of Sycamore Tree and suggests shifting the Chick-fil-A location to the south and reduce the proposed park size to preserve the tree.</li> <li>• Suggests changing the drive-thru to a Y-lane similar to other Chick-fil-A locations and the local McDonalds at 1122 Huntington Drive</li> <li>• Suggests more native plants and less-cookie-cutter landscaping for new developments.</li> </ul>
#6	Heather Schwartzman	Public Comment with concerns for Agenda Item PH-2	<p>Writing with project concerns of the proposed Chick-fil-A. Noted the following concerns:</p> <ul style="list-style-type: none"> <li>• Concerns with removal of Sycamore Tree and agrees with</li> </ul>

			<p>Mr. Brian Tindall’s suggestion of shifting the Chick-fil-A location to the south, and reduce the proposed park size to preserve the tree.</p> <ul style="list-style-type: none"> <li>• Agrees with Mr. Brian Tindall’s suggestion of changing the drive-thru to a Y-lane similar to other Chick-fil-A locations and the local McDonalds at 1122 Huntington Drive.</li> <li>• Agrees with Mr. Brian Tindall’s suggestion of more native plants and less-cookie-cutter landscaping for new developments.</li> </ul>
#7	Giangelo Leos	Public Comment with concerns for Agenda Item PH-2	<p>Writing with project concerns of the proposed Starbucks and Chick-fil-A. Noted the following concerns:</p> <ul style="list-style-type: none"> <li>• Opportunity to retain the charm of Monrovia by reconsidering the removal of the large sycamore tree.</li> <li>• States this is an opportunity to recommend preserving this tree as a beacon of why the 151st Chick-fil-A in California, could be a distinct "Monrovia" establishment.</li> <li>• Stated Monrovia is the "Gem of the Foothills" because of gems like this tree.</li> </ul>
#8	Rosemary Gavidia	Public Comment with concerns for Agenda Item PH-2	<p>Writing with project concerns of the proposed Starbucks and Chick-fil-A. Noted the following concerns:</p> <ul style="list-style-type: none"> <li>• Concerned with very few native trees and plants for the proposed project.</li> <li>• Recommends a ‘native tree first’ approach for the proposed</li> </ul>

			development and future developments.
#9	Michele Brooke	Public Comment with concerns for Agenda Item PH-2	Agrees with Rosemary Gavidia's comments and concerns.
#10	Adi Paokhomai	Public Comment with concerns for Agenda Item PH-2	Agrees with Rosemary Gavidia's comments and concerns.
#11	Benjamin Brown	Public Comment with concerns for Agenda Item PH-2	Agrees with Rosemary Gavidia's comments and concerns.

**MARANATHA**  
**H I G H S C H O O L**  
A COLLEGE PREPARATORY CHRISTIAN SCHOOL

Monrovia Planning Commission and City Council,

I am writing to you on behalf of the College Counseling Department at Maranatha High School.

Maranatha is a college preparatory Christian high school located in Pasadena. We serve the greater San Gabriel Valley with many of our students living in or adjacent to Monrovia.

We strongly support the Chick-fil-A and Starbucks project in Monrovia.

Chick-fil-A and Starbucks both emphasize developing their local employees through education and scholarship programs, which aligns with our mission as at Maranatha High School. One hundred new jobs will mean one hundred new opportunities for the local community.

Chick-fil-A has a proven track record of staying involved in their community, especially with schools and youth organizations. Chick-fil-A is known as an employer that invests in the staff they hire through training, leadership opportunities, and scholarships. It is their professional, positive, encouraging work environment to which our students are drawn. Currently, several Maranatha High School students work at the Pasadena location, and a Chick-fil-A in Monrovia would provide further job opportunities for our students.

This project will be beneficial for all Monrovia students, folks looking for employment, and the community as a whole. Please approve the proposed Chick-fil-A and Starbucks project for Huntington Drive and Encino Avenue.

Sincerely,

Alexandra Brown  
*College Counselor*

**From:** [Mike Antos](#)  
**To:** [planning](#)  
**Subject:** Planning Commission public comment, item PH2  
**Date:** Sunday, June 6, 2021 10:14:53 PM

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Hello Commission Chair Carter-Bowen,

I ask the Planning Commission to consider if Chick-fil-A is the type of corporate presence we want in Monrovia. The decision by that company to engage publicly and with significant resources against equal rights for LGBTQIA2S+ people means that we will be welcoming into our community a company that has antithetical views to those we in Monrovia hold dear - that all people are equal in the eyes of the law and are due our collective respect and care.

It is my hope that the Planning Commission at least discuss the role it and the City Council have in representing all Monrovia residents by telling the corporation that owns and speaks for Chick-fil-A is not welcome here.

Mike Antos  
626-226-6691  
519 Fano Street Apt E, Monrovia

To the Monrovia Planning Commission and City Council,

I am Victor Huynh, a resident and local business owner (Ready Artwork) in Monrovia.

Ready Artwork is a digital marketing agency that works with many clients both locally and nationally. Our client's range from Adobe Systems and Metro LA to local restaurant chains. We've called Monrovia home since 2015 and our team of high tech employees loves it here.

I strongly support the addition of Chick-Fil-A and Starbucks as new business partners in Monrovia. I am writing to you today to ask that you approve the development of the Chick-Fil-A restaurant and Starbucks on the site located at Huntington Drive and Encino Avenue.

I support the project's creation of over 100 jobs, as more development in Monrovia benefits all businesses in the area.

As a local business owner, my employees and I would welcome more food and coffee options.

Please approve the proposed Chick-fil-A and Starbucks project for Huntington Drive and Encino Avenue.

Sincerely,

Victor Huynh

CEO

**From:** [Margaret Hope](#)  
**To:** [planning](#)  
**Subject:** The ins and outs of drive-thrus, and why they're bad for cities | MinnPost  
**Date:** Tuesday, June 8, 2021 9:12:12 AM

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THIS ARTICLE IS TO A

[https://linkprotect.cudasvc.com?url=https%3a%2f%2fwww.minnpost.com%2fcityscape%2f2015%2f08%2fins-and-outs-drive-thrus-and-why-they-re-bad-cities%2f&c=E,1,ovFLkINE6j39t2z6LRlvKFa8uUEDnJTxaEHwcXutNYCCaeJ\\_CKAvF0egLHif\\_F9LvETRNPr4EKQ5J9M\\_Aqg9PhWbK2WMrf3brrglCGUKbVZzAu6yiP6mg,..&typo=1](https://linkprotect.cudasvc.com?url=https%3a%2f%2fwww.minnpost.com%2fcityscape%2f2015%2f08%2fins-and-outs-drive-thrus-and-why-they-re-bad-cities%2f&c=E,1,ovFLkINE6j39t2z6LRlvKFa8uUEDnJTxaEHwcXutNYCCaeJ_CKAvF0egLHif_F9LvETRNPr4EKQ5J9M_Aqg9PhWbK2WMrf3brrglCGUKbVZzAu6yiP6mg,..&typo=1)

Sent from my iPad

## Austin Arnold

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**From:** Brian Tindall <brian\_tindall@hotmail.com>  
**Sent:** Wednesday, June 9, 2021 9:29 AM  
**To:** planning  
**Subject:** Chick Fil a Sycamore tree public comment  
**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.

I have sent this to Sheri and Alice but I wanted to cover my bases.

Thank you

Brian Tindall  
Brian\_tindall@hotmail.com  
520-227-1480

What makes you want to live in Monrovia?

For many of us it's the climate, the foothills and the green trees. Monrovia is unique in the urban landscape of LA, many other cities are only concrete and palm trees.





There is a large sycamore tree in the 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 around. Even with the irrigation turned off for the last year, this tree is still healthy. This tree also seems to be well cared for and well pruned during its life.



Across Huntington drive there are 20 more large healthy sycamore on the Cal Trans property. Just a 5-minute walk to the west, in Arcadia you can find the sidewalks lined with sycamores.

I tell you all this because 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.

One solution I thought was to shift the Chik-fil-a south enough to be able to save this tree. A shift south would force the drive-way on Encino even closer to Alta street and reduce the size of the proposed park.

Another idea was to change the drive thru from a 2 lane, into a Y lane that would have 2 order lanes and one pick up window; this design is used at almost all local Chick-Fil-A's. In a survey of 9 local Chick Fil-A's with in a 20 minute drive 2 locations had no drive thru, 4 had a single lane and 3 had a Y figure. I went looking for another double in our area, looking at more than 27 Chick-Fil-a's in southern CA I could not find a single double lane location.

Locally the Mc Donalds at 1122 Huntington in Duarte uses a Y figure. All other drive thru's in Monrovia, Duarte, and Arcadia all have a single lane for order and pickup.



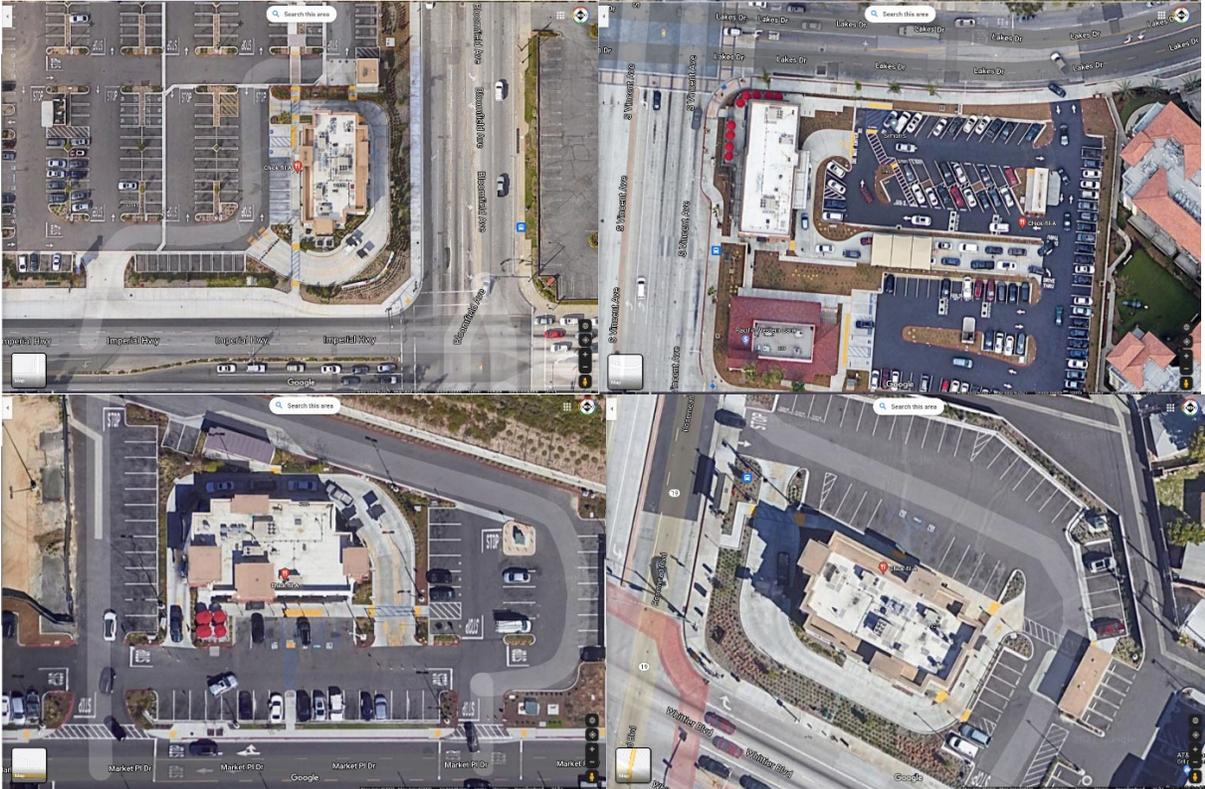
Let's keep the quality of Monrovia. Please save this tree or find a way to keep the Monrovia feel at this new development. More native plants and less cookie cutter landscaping, Monrovia is one of a kind and the new development should reflect that.

Thank you for your time

Brian Tindall

[Brian\\_tindall@hotmail.com](mailto:Brian_tindall@hotmail.com)

520-227-1480



These are all Chick-Fil-A locations in Southern CA that have a Y figure.

Norwalk, West Covina, Monterey park, Pico Rivera

## Austin Arnold

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**From:** Heather Schwartzman <tibs055@gmail.com>  
**Sent:** Wednesday, June 9, 2021 1:15 PM  
**To:** planning  
**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.

To Whom it May Concern,

This comment is regarding the placement of the proposed business plan for Chick Fil A in Monrovia. There is a large mature healthy sycamore tree on that property that will be destroyed with the current plan. As a longtime Monrovia resident, I feel this will negatively impact our neighborhood in many ways. I ask you to consider Brian Tindall's alternative plan that will save the tree. Please see the attachment.

Thank you,  
Heather Schwartzman

What makes you want to live in Monrovia?

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There is a large sycamore tree in the 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 around. Even with the irrigation turned off for the last year, this tree is still healthy. This tree also seems to be well cared for and well pruned during its life.



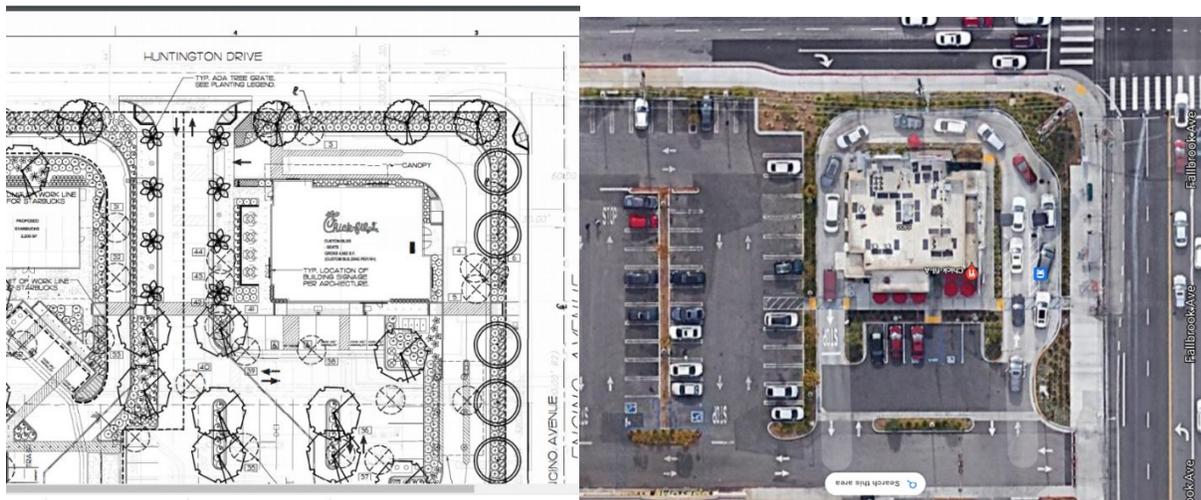
Across Huntington drive there are 20 more large healthy sycamore on the Cal Trans property. Just a 5-minute walk to the west, in Arcadia you can find the sidewalks lined with sycamores.

I tell you all this because 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.

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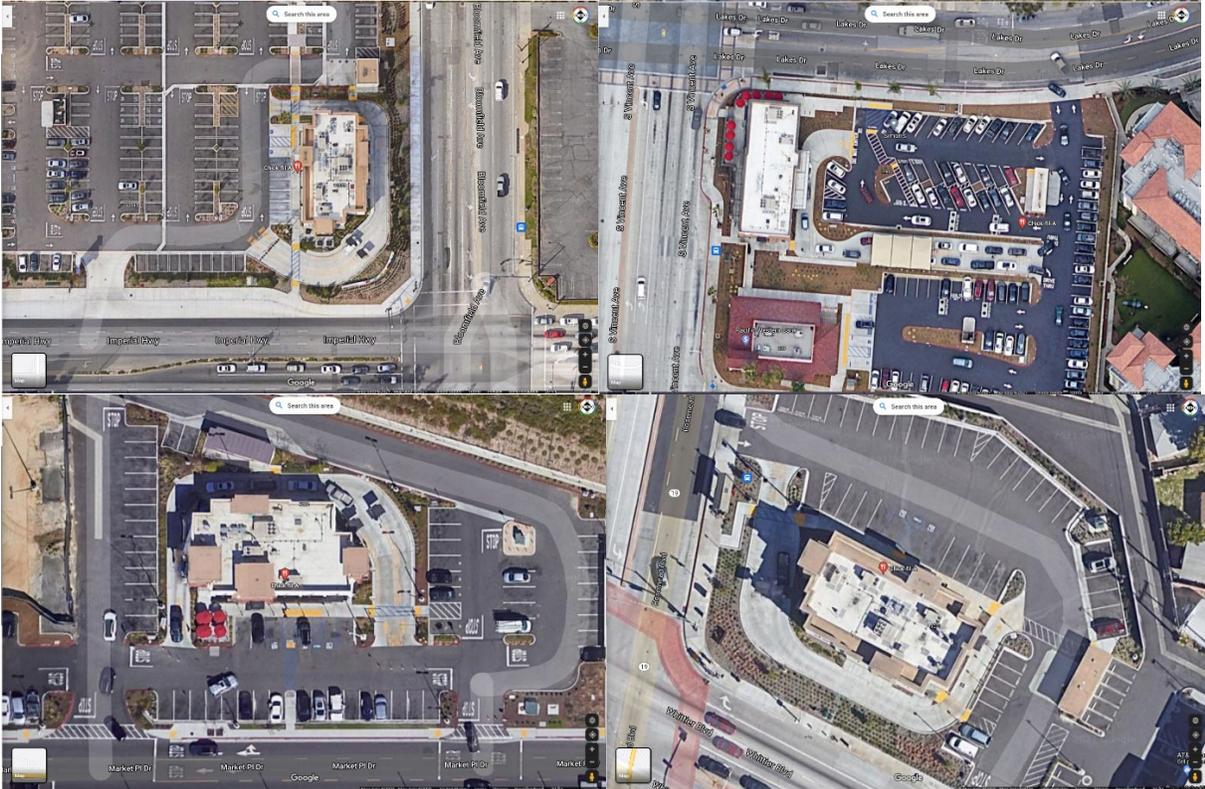
Let's keep the quality of Monrovia. Please save this tree or find a way to keep the Monrovia feel at this new development. More native plants and less cookie cutter landscaping, Monrovia is one of a kind and the new development should reflect that.

Thank you for your time

Brian Tindall

[Brian\\_tindall@hotmail.com](mailto:Brian_tindall@hotmail.com)

520-227-1480



These are all Chick-Fil-A locations in Southern CA that have a Y figure.

Norwalk, West Covina, Monterey park, Pico Rivera

## Austin Arnold

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**From:** Giangelo Leos <giangeloleos@gmail.com>  
**Sent:** Wednesday, June 9, 2021 2:59 PM  
**To:** planning  
**Subject:** Public comment 6/9/21 -Considering PH-2 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.

Good evening and thank you for taking the time to read my comment,

There is a great opportunity to retain the charm of Monrovia and the legacy of our connection to our roots as a community nestled in the Foothills by reconsidering the removal of the large sycamore tree that is slated to be removed for construction of the new Chick-fil-A and Starbucks. This tree represents a piece of Monrovia. As a native and drought tolerant tree, it's merits as a healthy and beautiful specimen are only outweighed by the opportunity to tell our community the importance of preserving the beautiful legacy our trees hold. We have the unique opportunity to recommend preserving this tree as a beacon of why we can make the 151st Chick-fil-A in California, a distinct "Monrovia" establishment.

I hope this commission will continue to explore the possibility of saving this tree and tell the story of why it matters to our community.

Monrovia is the "Gem of the Foothills" because of gems like this tree.

Thank you for your time and consideration,

Giangelo Leos  
(jee-An-juh-loh LEE-ohs)

**From:** [rosemary\\_gavidia](#)  
**To:** [planning](#)  
**Subject:** Public comment for meeting 6/9  
**Date:** Wednesday, June 9, 2021 5:51:36 PM

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**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.

Monrovia has been a Tree City for over 30 Years. This is a recognition that is promoted heavily in our community as well as on our city website. Our website states, "Everywhere you look in Monrovia, the landscape is filled with mature trees adding to the beauty and health of Monrovia." As a community we care about our trees and want to ensure we are selecting trees appropriate for our environment and we want to do whatever we can to ensure their health and longevity.

In reviewing the current landscaping proposal for 820 Huntington Dr, there are very few native trees and plants planned for this project. I ask that our planning department hold this developer along with future developers to the same plan we have for street trees which was recently revised in section 12.44.010, where all tree plantings are completed with a "native trees first" approach. Monrovia is woodland and our public landscapes should reflect this. When developers are required to use drought tolerant landscapes often they choose desert landscapes with agave and palm trees. Monrovia is not a desert, we have a wide array of native plant and tree options that would both meet the drought tolerant landscape requirement while keeping the character of our beautiful foothill city.

There is also a mature Sycamore tree planned to be removed on this property. This and all mature trees are important to our environment and the character of our city. This tree currently shades Huntington Blvd, an area with high foot traffic and matches the landscape directly across the street. Please encourage the developer to reconsider removing this tree and inform them that residents and city leadership care about our urban forest and every mature tree within it.

Rosemary Gavidia  
14 year Monrovia resident, representative of community non profit Grow Monrovia

**From:** [Michele Brooke](#)  
**To:** [planning](#)  
**Subject:** Comment for 6/9  
**Date:** Wednesday, June 9, 2021 6:00:16 PM

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I agree with the statement below.

Michele brooke

7 year resident

Monrovia has been a Tree City for over 30 Years. This is a recognition that is promoted heavily in our community as well as on our city website. Our website states, "Everywhere you look in Monrovia, the landscape is filled with mature trees adding to the beauty and health of Monrovia." As a community we care about our trees and want to ensure we are selecting trees appropriate for our environment and we want to do whatever we can to ensure their health and longevity.

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Rosemary Gavidia

14 year Monrovia resident, representative of community non profit Grow Monrovia

**From:** [Adi P](#)  
**To:** [planning](#)  
**Subject:** Comment for 6/9  
**Date:** Wednesday, June 9, 2021 6:17:04 PM

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I agree with the statement below.  
Adi Paokhomai  
15 year resident

Monrovia has been a Tree City for over 30 Years. This is a recognition that is promoted heavily in our community as well as on our city website. Our website states, "Everywhere you look in Monrovia, the landscape is filled with mature trees adding to the beauty and health of Monrovia." As a community we care about our trees and want to ensure we are selecting trees appropriate for our environment and we want to do whatever we can to ensure their health and longevity.

In reviewing the current landscaping proposal for 820 Huntington Dr, there are very few native trees and plants planned for this project. I ask that our planning department hold this developer along with future developers to the same plan we have for street trees which was recently revised in section 12.44.010, where all tree plantings are completed with a "native trees first" approach. Monrovia is woodland and our public landscapes should reflect this. When developers are required to use drought tolerant landscapes often they choose desert landscapes with agave and palm trees. Monrovia is not a desert, we have a wide array of native plant and tree options that would both meet the drought tolerant landscape requirement while keeping the character of our beautiful foothill city.

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Rosemary Gavidia  
14 year Monrovia resident, representative of community non profit Grow Monrovia

**From:** [Brown, Benjamin](#)  
**To:** [planning](#)  
**Cc:** [Rosemary@growmonrovia.org](mailto:Rosemary@growmonrovia.org)  
**Subject:** Marriott Property Planning Comments  
**Date:** Wednesday, June 9, 2021 6:18:40 PM

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Good evening,

My name is Benjamin Brown. I am a professor of horticulture at Mt. San Antonio College and a long-time resident of the lovely city of Monrovia.

I just read this message sent by Rosemary Gavidia and agree with her statement:

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“Rose sent Today at 5:59 PM

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In reviewing the current landscaping proposal for 820 Huntington Dr, there are very few native trees and plants planned for this project. I ask that our planning department hold this developer along with future developers to the same plan we have for street trees which was recently revised in section 12.44.010, where all tree planting are completed with a “native trees first” approach. Monrovia is woodland and our public landscapes should reflect this. When developers are required to use drought tolerant landscapes often they choose desert landscape with agave and palm trees. Monrovia is not a desert, we have a wide array of native plant and trees options that would both meet the drought tolerant landscape requirement while keeping the character of our beautiful foothill city.

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Rosemary Gavidia

14 year Monrovia resident, representative of community non profit Grow Monrovia”

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If the developer of this plot would like, I would be happy to provide a consultation to help them select better plants for the property that would better fit Monrovia's aesthetic, provide regenerative benefits to the property, and save the property owner money. I'm sure that Rosemary and Grow Monrovia would be more than happy to provide a similar service, if you so wish.

Please feel free to contact me if you have any questions,



## **Benjamin R. Brown**

Professor of Horticulture  
Community & Non-Credit Education  
EOA Program

✉ [bbrown40@mtsac.edu](mailto:bbrown40@mtsac.edu)

📞 [\(626\) 848-7760](tel:(626)848-7760)

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Walnut CA 91789

[www.mtsac.edu](http://www.mtsac.edu)