



In accordance with Executive Order N-29-20 and guidance from the California Department of Public Health on gatherings, members of the public were encouraged to participate in the meeting remotely by viewing on the KGEM channel through their local cable provider or online at [www.foothillsmedia.org](http://www.foothillsmedia.org).

Members of the public were encouraged to participate in the meeting by emailing public comments to [planning@ci.monrovia.ca.us](mailto:planning@ci.monrovia.ca.us) before or during the meeting. Comments received prior to 6:00 p.m. were posted on the City's website and distributed to the Commission. Comments received after 6:00 p.m. were read by the planning staff during the public hearing. Any lengthy public comments were summarized in the interest of time. All parties that provided public comment on any items were notified of the decision and the appeal process.

**CONVENE:** Chair Carter-Bowen convened the Regular Meeting of the Monrovia Planning Commission on Wednesday, June 9, 2021, at 7:30 p.m. electronically via video conference. In attendance were Community Development Director Craig Jimenez, Planning Division Manager Sheri Bermejo, Planning Technician Brenda Quezada, and Planning Technician Vincent Gillespie. Assistant City Attorney Carol Lynch and Assistant City Attorney Chelsea Straus participated via video conference.

**PLEDGE OF ALLEGIANCE:** Commissioner Austin led the pledge of allegiance.

**ROLL CALL:** In attendance were Commissioners Darrell Brooke, Cheryl Rose, Gary Schaeffler, Bill Shieff, Michael Vachani, Vice-Chair Scott Austin, and Chair Keshia Carter-Bowen. All members participated via video conference pursuant to the Governor's Executive Order N-29-20.

**APPROVAL OF MINUTES:** It was moved by Commissioner Vachani, seconded by Commissioner Austin to approve the minutes of the April 14, 2021 Regular Meeting. The motion carried unanimously.

**PUBLIC INPUT:**

1. Mike Antos, Monrovia resident, submitted written comments outlining his concerns about the demolition of homes on West Evergreen Avenue.

**PUBLIC HEARINGS:**

**PH-1 Conditional Use Permit CUP2019-0003 (Amendment)  
320 West Chestnut Avenue; Paul Kalemkiarian for Wine of the Month Club;  
Applicant**

Planning Technician Vincent Gillespie presented the staff report.

Chair Carter-Bowen opened the public hearing.

**Public Input:**

1. Paul Kalemkiarian, applicant, spoke in favor of the project.
2. Sari Canales, Chamber of Commerce, spoke in favor of the project.

Chair Carter-Bowen closed the public hearing.

**Following discussion, it was moved by Commissioner Shieff, seconded by Commissioner Vachani, to approve CUP2019-0003 (Amendment) as presented. The motion carried with a 7-0 vote.**

**PH-2 Mitigated Negative Declaration (Planning Commission Resolution PCR2021-0002); Zoning Code Text Amendment ZA2021-0001 (Planning Commission Resolution PCR2021-0003); Tentative Parcel Map TPM 83202; Conditional Use Permits CUP2021-0006 through CUP2021-0011; and General Plan Conformity GPC2021-0002 for the properties located at 820 West Huntington Drive (Assessor's Parcel Numbers [APN] 8507-008-035, -041, -042, -044, and -070 through -072); Brook Reimer for Chick-Fil-A Inc, Applicant.**

Planning Division Manager Sheri Bermejo presented the staff report.

Chair Carter-Bowen opened the public hearing.

Public Input:

The following individuals submitted written public comments before the public hearing, after the Planning Commission Agenda was posted:

1. Alexandra Brown of Maranatha High School wrote in support of the proposed project, noting job creation, community involvement, and youth programs (leadership and job training) as project benefits.
2. Mike Antos, resident, stated he opposes the project due to Chick-fil-A's business values regarding unequal rights for LGBTQIA2S+ individuals;
3. Victor Huynh of Ready Artwork wrote in support of the proposed project, noting job creation and additional food and coffee options as a project benefit.
4. Margaret Hope, resident, stated concerns regarding the negative effects of drive-thru businesses;
5. Brian Tindall, resident, expressed concerns with the removal of a 30 year old, mature Sycamore tree in front of the existing Claim Jumper restaurant. He offers solutions to save the tree; 1) shifting the Chick-fil-A building to the south, which reduces the size of the land dedication for future park use; or change the dual drive-thru exit configuration to a single lane exit ("Y" configuration).
6. Heather Schwartzman, resident, expressed agreement with Brian Tindall's comment letter;
7. Giangelo Leos, resident, states that the mature Sycamore tree slated for removal should be preserved given that it is a native, drought tolerant, healthy, and beautiful specimen;
8. Rosemary Gavidia, resident, expresses concerns with the proposed desert themed landscape plan, as it contains very few native trees and plants. She asks that the developer choose native trees. She requests that the removal of the Sycamore tree be reconsidered;
9. Michele Brooke, resident, states that she agrees with Rosemary Gavidia's written statement;
10. Adi Paokhomai, resident, states that she agrees with Rosemary Gavidia's written statement; and
11. Benjamin Brown, resident, states that he agrees with Rosemary Gavidia's written statement offered assistance with plant and tree selection.

The following individuals provided verbal public input during the public hearing:

1. Carlos Arias, representative of Chick-fil-A, spoke in favor of the project and answered questions from the Planning Commission;
2. Keri Hellinga, representative of Starbucks, spoke in favor of the project and answered questions from the Planning Commission;
3. Tracy Hughes, Director of Development for Young Life, a non-profit organization based in Los Angeles, spoke in favor of Chick-fil-A given their work with youth in the community;
4. Kardia Pinckney, Co-founder and CEO of Young Leadership, a local non-profit organization based in Pasadena spoke in favor of the project, noting that Chick-fil-A has extraordinary workforce and leadership development partnerships with youth in local communities;
5. Geoff Hurte, of Maranatha High School in Pasadena, spoke in favor of Chick-fil-A and stated that Chick-fil-A is a great community partner who invests in their employees;
6. Curt Gibson from Stars, a low income serving community-based non-profit organization serving the San Gabriel Valley, spoke in favor of Chick-fil-A. He stated that Chick-fil-A has been a wonderful employer of their students, and that the Pasadena operator has provided great leadership while serving on their board;
7. Sari Canales, Executive Director of the Monrovia Chamber of Commerce, spoke in favor of the project. She noted the benefits of the new jobs the project will bring;
8. Brian Tindall, resident, stated that he did not oppose the project but has concerns related to the removal of the Sycamore tree. He notes that the tree could offset the cars that will be associated with the drive-thru; it could provide shade, reduce the expense for air conditioning, and it matches the existing landscape to the north and west of the site. He recommended changing the drive-thru exit configuration from two-lanes to a single lane, as this design is used at almost all Chick-fil-A drive-thru restaurants in California.

Chair Carter-Bowen closed the public hearing.

The Planning Commission discussed various aspects of the application and asked additional questions of Chick-fil-A and Starbucks.

Vice Chair Austin asked how the Chick-fil-A drive-thru functions and inquired about the potential to incorporate a single lane exit design into the project. He also asked about the amount indoor dining that Starbucks anticipates during the late-night restaurant operation.

Commissioner Shieff inquired about the possibility of preserving or transplanting the existing Sycamore and asked if the landscape plan could be revised to reflect landscaping in the community

Based on the discussion, Commission made the following changes to the conditions of approval:

Data Sheet 1, Condition 29 was amended as follows: Prior to the issuance of a certificate of occupancy for either of the buildings, a single Landscape and Irrigation Plan for Parcels 1, 2, and 3 shall be prepared by a Landscape Architect and shall be submitted to the Planning Division for plan check showing the size, type, and location of all planting areas and compliance with the following conditions of approval:

- a. Landscaping on Parcels 1 and 2 shall be a combination of 24" and 36" box trees, drought tolerant shrubs, and groundcover. Staff will work with Applicant to incorporate as many native species as possible. (Added by the Planning Commission)

- b. Landscaping proposed on Parcel 3 shall be subject to the review and approval of the Community Services Director. At a minimum, mulch shall be applied to Parcel 3 to inhibit weed growth.
- c. All landscaping on Parcels 1 and 2 shall be maintained by a permanent automatic irrigation sprinkler system.
- d. Any unimproved City right-of-way contiguous with each of the properties shall be landscaped by the Applicant and incorporated into the required landscape plan, with the exception that all existing landscaping adjacent to Alta Street shall be protected and maintained in place.
- e. Hardscape improvements provided in outdoor common areas shall be indicated on the landscape plan.
- f. The Landscape and Irrigation Plan shall comply with the State of California Model Water Efficient Landscape Ordinance.

Data Sheet 1, Condition 44 was amended to read: The Development Review Committee shall review the uses permitted by CUP2021-0006, CUP2021-0007, CUP2021-0008, CUP2021-0009 CUP2021-0010, and CUP2021-0011 ~~six months~~ 120 days from the date each of the businesses commences operations.

**Following discussion, it was moved by Commissioner Schaeffler, seconded by Commissioner Austin, to adopt PCR Nos. PRC2021-0002 and PCR2021-0003, and recommend approval of TPM 83202 and CUP2021-0006-0011 to the City Council with the amended conditions. The motion carried with a 7-0 vote.**

**COMMUNITY DEVELOPMENT DIRECTOR REPORT:** Community Development Director Jimenez provided an update on the following:

- Joint Study Session on the Draft Housing Element
- Planning Commission Reorganization

**Following discussion, it was moved by Commissioner Vachani, seconded by Commissioner Brooke, to elect Commissioner Bill Shieff as Vice-Chair and Commissioner Scott Austin as Chair. The motion carried with a 7-0 vote.**

Community Development Director Craig Jimenez announced that this is Commission Chair Keshia Carter-Bowen’s last meeting and thanked her for her years of service on the Planning Commission.

**REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS:** None

**ADJOURNMENT:** Chair Carter-Bowen adjourned the meeting at 8:59 p.m.

APPROVED:

ATTEST:

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Scott Austin, Chair  
Monrovia Planning Commission

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Craig Jimenez, AICP, Secretary  
Monrovia Planning Commission