

**Summary of Written Public Comments
Submitted for DRC Meeting – February 15, 2022**

<i>Comments Received AFTER Development Review Committee Agenda Publication</i>			
Public Comment #	Name	Agenda Item	Comment Summary or Full Comment if brief
#1	Brian Yamaguchi	AR-2	<p>Email from resident in favor of the proposed design modification, but states the overall design is too plain and not unique to Monrovia.</p> <p>Suggested enhancements include the following:</p> <ul style="list-style-type: none"> • Ledge stone all the way up the pillars • Arches between the pillars • Spanish tile roof which would fit in with the same type of roofs used on other buildings in the Huntington Oaks Shopping Center • Multi-colored stucco which is also present at Huntington Oaks • Iconic red diamond accents

From: [Brian Yamaguchi](#)
To: [planning](#)
Cc: [Brian Yamaguchi](#)
Subject: Public Comment – Developmental Review Committee 2/15/2013 Agenda Item AR-2 MISC2023-0006
Miscellaneous Review; 560 West Huntington Drive, Marc Levun for In-N-Out Burger, Applicant
Date: Wednesday, February 15, 2023 8:52:42 AM
Attachments: [In-N-Out - 2.jpg](#)
[In-N-Out - 1.jpg](#)

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Dear Committee Members,

It appears that the applicant is seeking to extend the covered drive-thru further east than the previous version which was approved by the DRC and Planning Commission. I have no objection to this modification.

However, it is my opinion that the building is still too plain. If the building was a burger, it would be a patty and bun. Monrovia has a long history of embracing architecture that brings character and charm to the city. As a very loyal patron of the In-N-Out franchise I have been to sites all over California and in Texas. They are all easily identifiable as In-N-Out, yet each location has unique designs which usually compliment the flavor of the city. Monrovia should have buildings with architectural features that make them a double-doubles, animal style with grilled and raw onions. Fast food venues don't need to be plain and ordinary. The Jack-in-the-Box on Huntington a few blocks east of this site is a great example of a handsome eatery.

I would like to suggest that the DRC approve the modification but make it clear to the applicant that if they are willing to incorporate more details that would make the structure pop, there would be no objection from the committee. Some details that exist on many other In-N-Out buildings that I feel improve this structure include:

- Ledge stone all the way up the pillars
- Arches between the pillars
- Spanish tile roof which would fit in with the same type of roofs used on other buildings in the Huntington Oaks Shopping Center
- Multi-colored stucco which is also present at Huntington Oaks
- Iconic red diamond accents

Sincerely,

Brian Yamaguchi

**Ledgestone up Pillars, Spanish Tile
Roof, Arches**



Multi-colored Stucco



Ledgestone up Pillars, Arches



**Ledgestone on Monument Sign,
Route 66 Accent**



Spanish Tile Roof, Multi-color stucco



Diamond Accent



Metal Trellis, Arches

