



**CONVENE:** Chair Brooke convened the Regular Meeting of the Monrovia Planning Commission on Wednesday, October 12, 2022, at 7:30 p.m. in the City Council Chambers, 415 South Ivy Avenue, Monrovia, California. In attendance were Community Development Director Craig Jimenez, Planning Division Manager Sheri Bermejo, Assistant City Attorney Carol Lynch, Assistant City Attorney Chelsea Strauss, Senior Planner John Mayer, Associate Planner Teresa Santilena, Assistant Planner Austin Arnold, Assistant Planner Vincent Gillespie, and Planning Technician Brenda Quezada.

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

**ROLL CALL:** In attendance were Commissioners Austin, Rose, Schaeffler, Shieff, Stehura, Vice-Chair Vachani, and Chair Brooke.

**APPROVAL OF MINUTES:** It was moved by Commissioner Austin, seconded by Commissioner Schaeffler to approve the minutes of the September 14, 2022 meeting. The motion carried with a 5-0 vote. Commissioners Rose and Shieff abstained.

**PUBLIC INPUT:** None.

**PUBLIC HEARINGS:**

**PH-1 Conditional Use Permit CUP2022-0010; 560 West Huntington Drive, Marc Levun for In-N-Out Burger, Applicant**

Assistant Planner Austin Arnold presented the staff report and answered questions of the Planning Commission regarding the number of vehicle trips per hour. Planning Division Manager Sheri Bermejo responded the Commission's question about the tree retention plan. Richard Gibson, of Gibson Transportation Consultant Inc., responded to the Commission's questions regarding the traffic and queueing study provided by the applicant's consultant, and the drive-thru overflow plan

Chair Brooke opened the public hearing.

**Public Input:**

1. Marc Levun, applicant, spoke in favor of the project and answered questions of the Planning Commission regarding employee parking, the tree retention plan and using drought tolerant landscaping. The applicant also described the negotiations with the Landlord and the City in regards to the building design. He asked for very few changes to the current design, and requested the Commission not to require public art. The applicant addressed questions about security cameras and the drive-thru queueing lane management with additional staffing when needed.
2. Brian Yamaguchi, Monrovia resident spoke in favor of the project and had concerns related to pedestrian access from Highway Esplanade to the Huntington Oaks Shopping Center and suggested adding a sidewalk. He also provided suggestions for the design of the building, and included photograph samples of architectural elements found on other In-N-Out locations.

3. Jenny Gazanian, Monrovia resident spoke with concerns about losing a sit-down restaurant, the late night hours until 1:00 a.m., and requested larger shade trees in the landscape plan. She also had concerns about people loitering, and asked that hedges be added to the north side of the drive-thru to alleviate noise and exhaust fumes from cars.
4. Stacy Inal, Monrovia resident spoke with concerns related to increased traffic in the area, the idling cars in the drive-thru, loitering in the residential neighborhood, and limitations of the traffic study focusing on vehicles and not pedestrians.
5. Marc Levun, applicant, addressed the comments brought up about pedestrian connections, screening around drive-thru, late-night hours, and the building design.

The Planning Commission discussed various aspects of the application and asked additional questions of staff and the applicant.

Chair Brooke closed the public hearing.

The Planning Commission made the following changes to the conditions of approval:

Data Sheet 1, Condition 18 was removed.

**Following discussion, it was moved by Commissioner Schaeffler, seconded by Commissioner Austin, to approve CUP2022-0010 with the removal of Condition No. 18. The motion carried with a 7-0 vote.**

Community Development Director Jimenez stated for the record that the actions of the Planning Commission may be appealed to the City Council if filed in writing within ten days.

**PH-2 Focus General Plan Update – 2021-2029 Housing Element Update (GPA2022-0002), Safety Element Update (GPA2022-0003), and New Environmental Justice Element (GPA2022-0004); City of Monrovia, Applicant**

Community Development Director Craig Jimenez, Planning Division Manager Sheri Bermejo, Senior Planner John Mayer, and Associate Planner Teresa Santilena presented the staff report and answered questions of the Planning Commission.

Chair Brooke opened the public hearing.

Public Input:

1. Ted Jimenez, representative of the Southwest Regional Council of Carpenters, spoke in favor of the general plan amendments and reiterated the discussion points contained in Mitchell M. Tsai's letter. Specifically, he requested that the Planning Commission recommend that the City Council add language to the Housing Element regarding the use of trained local labor, disadvantage workers, and veterans for new housing development construction. He also suggested that the Planning Commission motion include an invitation for the City Council to meet with the Southwest Regional Council of Carpenters.
2. Brian Yamaguchi, resident, spoke in favor of the Focused General Plan Update.

Chair Brooke closed the public hearing.

The Planning Commission discussed various aspects of the project, including the comments from the Southwest Regional Council of Carpenters. The Commission encouraged staff to explore a potential future meeting with the Council and the labor union.

**Following discussion, it was moved by Commissioner Stehura, seconded by Commissioner Vachani, to adopt Planning Commission Resolution Nos. PCR2022-0005, PCR2022-0006, PCR2022-0007, and PCR2022-0008 recommending City Council approval of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and adoption of the Focused General Plan Update. The motion carried with a 7-0 vote.**

**ADMINISTRATIVE REPORTS:** None.

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

- Neighborhood Treasures Update
- APA California Conference Update

**REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS:**

- Commissioner Austin asked staff to look into the suggestions brought up in the Southwest Carpenters Union comment letter.

**ADJOURNMENT:** Chair Brooke adjourned the meeting at 10:08 p.m.

APPROVED:

ATTEST:

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Darrell Brooke, Chair  
Monrovia Planning Commission

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Craig Jimenez, AICP, Secretary  
Monrovia Planning Commission