

**MONROVIA  
DEVELOPMENT REVIEW COMMITTEE  
AGENDA**

City Council Chambers  
415 South Ivy Avenue, Monrovia, California 91016



**Sheri Bermejo**  
Chair  
Director of  
Community Development

**Tina Cherry**  
Director of  
Community Services

**Heath Harvey**  
Chief of Police

**Jeremy Sanchez**  
Fire Chief

**Alex Tachiki**  
Director of  
Public Works

**Welcome to the Monrovia Development Review Committee Meeting  
Wednesday, October 15, 2025, 4:00 PM**

Thank you for participating in today's meeting. The Development Review Committee encourages public participation, and invites you to share your views on City business that falls within its purview.

**MEETINGS:** Regular Meetings of the Development Review Committee are held on the first and third Wednesday of every month at 4:00 p.m. in the City Council Chambers at Monrovia City Hall. The schedule of future meetings is available on the City's website.

**AGENDA:** Agendas are posted at Monrovia City Hall and on the City's website at [www.monroviaca.gov](http://www.monroviaca.gov). Documents related to applications on the agenda are available for public review in the Community Development Department, 415 South Ivy Avenue, Monrovia, California.

**CITIZEN PARTICIPATION:** Your participation is welcomed and invited at all Development Review Committee meetings. Time is reserved at each regular meeting for those in the audience who wish to address the Committee. The City requests that persons addressing the Committee refrain from making personal, slanderous, profane or disruptive remarks.

**TO ADDRESS THE DEVELOPMENT REVIEW COMMITTEE:** simply approach the dais when the Chair announces the item on the agenda that you wish to speak about. Please provide the Chair with a copy of any written materials you wish to distribute to the Development Review Committee.

**MATTERS NOT ON THE AGENDA:** should be presented during the time designated as "PUBLIC INPUT." By State law, the Development Review Committee may not discuss or vote on items not on the agenda.

**MATTERS ON THE AGENDA:** If you wish to address the Development Review Committee on a matter on the agenda, please wait until the Chair calls for the item to be discussed. The applicant is invited to speak first, followed by those who support the project, then those who have concerns or oppose the project. The applicant is then given the opportunity to rebut. Appellants will be afforded the same opportunities as applicants. Additionally, written comments submitted prior to the start of the meeting will be presented to the Committee as part of the consideration of the request. Comments can be submitted in person or via mail to Monrovia City Hall or by email to [planning@monroviaca.gov](mailto:planning@monroviaca.gov)



In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call the Community Development Department at (626) 932-5565. Please notify the Community Development Department at least seventy-two hours prior to the meeting so that reasonable arrangements can be made to ensure accessibility. Council Chambers is equipped with audio equipment for the hearing impaired, and is wheelchair accessible.





# AGENDA

## MONROVIA DEVELOPMENT REVIEW COMMITTEE

Regular Meeting of the Monrovia Development Review Committee

Monrovia City Hall

415 South Ivy Avenue

Wednesday, October 15, 2025, 4:00 PM

Written documentation relating to each proposed item of business on the Agenda presented for consideration by the Development Review Committee are on file in the Community Development Department.

**CONVENE** Chair Bermejo

**ROLL CALL** Committee Members Cherry, Harvey, Sanchez, Tachiki, Chair Bermejo

**APPROVAL OF MINUTES** [Unadopted Minutes of the September 17, 2025 Regular Meeting](#)

### **PUBLIC INPUT**

At this time, citizens who wish to speak on any City business not on the Agenda that is within the purview of the Development Review Committee may approach the podium on a first come, first served basis. Please state your name for the record. By State Law, the Committee may not discuss or vote on items not on the Agenda.

### **PUBLIC HEARINGS**

PH-1 [Minor Exception: ME2025-0013](#)  
345 Genoa Street, Andrew Barge, Applicant

**Request:** Applicant is requesting a Minor Exception from Monrovia Municipal Code (MMC) Sections 17.12.040(B)(1)(a) and 17.12.040(B)(3)(d) to permit a six-foot-tall, chain-fence within the front yard setback along the east (side) property line of a property developed with a single-family residence, where only four (4) feet is permitted and the use of chain-link material is not otherwise allowed. The property is located in the RH (Residential High Density) zone.

Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

**Recommendation: Approve with conditions**

### **ADMINISTRATIVE REPORTS**

AR-1 [Advisory Review: AR2025-0012](#)  
701 South Myrtle Avenue, BGB Myrtle LLC (Scott Griggs), Applicant

**Request:** Applicant is requesting an Advisory Review for a proposed Specific Plan (701 South Myrtle Specific Plan) and development project at 701 South Myrtle Avenue. The project includes a five-story mixed-use building with 204 apartment units (including 20 affordable units), 2,370 square feet of commercial space, a fitness center, and 1.5 levels of subterranean parking. The application includes a request for a General Plan Amendment to change the Project site's General Plan Land Use designation from Office/Research and Development/Light Manufacturing (O/RD/LM) to Planned Development Area (PD) and to establish a base density of up to 105 dwelling units per acre, as the existing designation does not include a residential density standard. The project also requires the adoption of the 701 South Myrtle Specific Plan to establish a site-specific zoning regulations and development standards, and a Zoning Code and Map Amendment to change the Project site's zoning classification from O/RD/LM to PD-28 (Planned Development Area 28). In addition, the applicant requests approval of a Vesting Tentative Parcel Map to consolidate two existing parcels (APNs 8516-033-030 and 8516-033-031) into one legal lot, and the approval of Conditional Use Permit for new construction over 10,000 square feet and to permit certain types of commercial and nonresidential uses on the ground floor.

An Initial Study was completed in accordance with the California Environmental Quality Act (CEQA) and a Notice of Availability of a [Draft Environmental Impact Report](#) for the project was distributed for a 45-day public review and comment period beginning July 3, 2025.

**Recommendation: Recommend approval to Planning Commission with draft conditions**

AR-2

[Sign Review: SIGN2025-0031](#)

**144 West Foothill Boulevard, Corguz Signs Inc (Isis Jimenez), Applicant**

**Request:** Applicant is requesting a Sign Review for two building wall sign face changes and one blade sign face change for a new business, Sourdough & Co. The subject property is located in the NC (Neighborhood Commercial) zone.

Determine that the project is Categorically Exempt (Class 11) pursuant to the California Environmental Quality Act (CEQA).

**Recommendation: Approve with standard conditions**

**REPORTS FROM STAFF**

None

**ADJOURNMENT**

NOTE: Decisions of the Development Review Committee may be appealed to the Planning Commission if filed in writing with the Planning Division within ten (10) days. (Appeal Fee Required)

**I hereby certify, under penalty of perjury under the laws of the State of California that the foregoing Agenda was posted at the front entrance of City Hall not less than 72 hours prior to the meeting. Dated this 9<sup>th</sup> day of October, 2025.**

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Krystin Gates