

**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, November 5, 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. 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



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, November 5, 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 October 15, 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: ME2025-0017](#)
[Sign Review; SIGN2025-0040](#)
218-228 North Myrtle Avenue, Cleve Crudginton, Applicant

Request: Applicant is requesting a Minor Exception from Monrovia Municipal Code (MMC) Section 17.28.070 to allow an increase in sign area (ten square feet in lieu of six square feet) for a new residential identification sign at an existing bungalow court, "Myrtle Court". The property is located in the RM2500 (Residential Medium Density) zone.

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

Recommendation: Approve with conditions

ADMINISTRATIVE REPORTS

AR-1 [Miscellaneous Review; MISC2025-0025](#)
888 Oakglade Drive, Bowden Development, Inc., Applicant

Request: Applicant is requesting a Miscellaneous Review to remove an existing Coastal Live Oak tree due to potential risk of damage to the residence. The subject property is located in the RF (Residential Foothill) zone.

Determine that the project is Exempt pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA).

Recommendation: Approve as presented

AR-2 [Major Determination; MAJD2025-0003](#)
724 East Huntington Drive, Keely Milliken, Applicant

Request: Applicant is requesting a Major Determination to determine whether there will be sufficient on-site parking available for a proposed instructional use (Centre Stage). The subject property is located in the O/RD/LM (Office/Research & Development/Light Manufacturing) zone.

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

Recommendation: Approve with conditions

AR-3

[Design Review; DR2025-0022](#)

540 Norumbega Drive, John Vandeveld, Applicant

Request: Applicant is requesting a Level “6” Neighborhood Compatibility Design Review to construct a new 3,436 square-foot single-family residence. The subject property is located in the RF (Residential Foothill) zone.

Determine that the project is Categorically Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve with conditions

AR-4

[Miscellaneous Review; MISC2025-0026](#)

525 South Shamrock Avenue, Sal Chavez, Applicant

Request: Applicant is requesting a Miscellaneous Review for a Temporary Use Permit to serve alcohol (distilled spirits) at a special event (Lead the Way Fitness Gala) that will take place on Saturday, November 22, 2025 at 525 South Shamrock Avenue from 5:00 p.m. – 11:00 p.m. The subject property is located in the RM3500 (Residential Medium Density) zone.

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

Recommendation: Approve with conditions

AR-5

[Miscellaneous Review; MISC2025-0010](#)

415 South Myrtle Ave, Black Cat Fables (Nicole Fabry), Applicant

Request: Applicant is requesting a Miscellaneous Review for a Temporary Use Permit to serve alcohol (beer and seltzer) at a special event (Books and Brews) that will take place on Saturday, November 15, 2025 at 415 South Myrtle Avenue from 12:00 p.m. – 3:00 p.m. The subject property is located in the HCD (Historic Commercial Downtown) zone.

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

Recommendation: Approve with conditions

AR-6

[Miscellaneous Review; MISC2025-0027](#)

338 South Myrtle Avenue, Ryan Burch, Applicant

Request: Applicant is requesting a Miscellaneous Review for the proposal to paint a mural at a new restaurant, Pie Life Pizza. The artwork will be evaluated for its compatibility with Monrovia’s community character, considering factors such as scale, colors, and artistic elements to determine its appropriateness for the surrounding environment. The subject property is located in the HCD (Historic Commercial Downtown) zone.

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

Recommendation: Approve with conditions

AR-7

[Miscellaneous Review; MISC2025-0028](#)

338 South Myrtle Avenue, Joseph Hogan, Applicant

Request: Applicant is requesting a Miscellaneous Review for outdoor dining at a new restaurant, Pie Life Pizza. The subject property is located in the HCD (Historic Commercial Downtown) zone.

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

Recommendation: Approve with 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 30th day of October, 2025.

Krystin Gates, Planning Technician