

**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, January 21, 2026, 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, January 21, 2026, 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 November 05, 2025 Regular Meeting](#)
[Unadopted Minutes of the November 19, 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; ME2026-0001](#)
155 West Duarte Road, Jefferson Monrovia South (Shea Bartolino), Applicant

Request: A Minor Exception from Monrovia Municipal Code (MMC) Section 17.28.100(E)(3) to allow for two temporary banners that exceed the maximum quantity, size and display duration permitted for a mixed-use development, Trestle Apartments. The proposal includes a 240 square-foot banner on the south elevation and a 450 square-foot banner on the east elevation, in lieu of the permitted single, 30 square-foot banner allowed, and for a display period of eight months, in lieu of permitted 60 days. The property is located in the PD-12 (Planned Development – Area 12) zone within the Station Square South Specific Plan.

Recommendation: Approve with conditions

ADMINISTRATIVE REPORTS

AR-1 [Major Determination; MAJD2026-0001](#)
506 West Huntington Drive, Space Light Structure Design Inc. (Andrei Paraz), Applicant

Request: Applicant is requesting a Major Determination to determine that the subject site is improved with an appropriate amount of parking for a new business, "F45 Training", a fitness Instructional Use. The subject property is located in the CRS (Commercial Regional/Subregional) zone. Determine that the project is Categorical Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Approve with conditions

AR-2 [Miscellaneous Review; MISC2026-0001](#)
740 South Shamrock Avenue, Immaculate Conception Church (Marva Glean), Applicant

Request: Applicant is requesting a Miscellaneous Review for Temporary Use Permit to serve alcohol (beer and wine) at a special event (Valentine's Day Dinner-Dance Fundraiser) that will take place on Saturday, February 14, 2026 at 740 South Shamrock Avenue from 6:30 p.m. – 11:30 p.m. The subject property is located in the PQP (Public/Quasi-Public) zone. Determine that the project is Categorical Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve with conditions

AR-3

[Sign Review: SIGN2025-0044](#)

140 West Huntington Drive, SOL Permits (Haleem Faquir), Applicant

Request: Applicant is requesting a Sign Review for a new signage package for an existing restaurant, Taco Bell. The subject property is located in the BE (Business Enterprise) zone. Determine that the project is Categorically Exempt (Class 11) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve with conditions

AR-4

[Sign Review: SIGN2026-0002](#)

724 East Huntington Drive, B & H Signs (Jennifer Bonura), Applicant

Request: Applicant is requesting a Sign Review for a monument sign face change for Centre Stage Performing Arts Studio. The subject property is located in the O/RD/LM (Office/Research & Development/Light Manufacturing) zone. Determine that the project is Categorically Exempt (Class 11) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve with conditions

AR-5

[Sign Review: SIGN2026-0003](#)

324 South Myrtle Avenue, City of Monrovia, Applicant

Request: Applicant is requesting a Sign Review for a building wall sign for the new location of the Community Center. The subject property is located in the HCD (Historic Commercial Downtown) zone. Determine that the project is Categorically Exempt (Class 11) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve with conditions

AR-6

[Sign Review: SIGN2026-0001](#)

245 West Foothill Boulevard, Front Signs (Gevorg Hambardzumyan), Applicant

Request: Applicant is requesting a Sign Review for a new building wall sign and monument sign for a new business, Casa Colina. 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 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 15th day of January, 2026.

Krystin Gates, Planning Technician