

**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, February 18, 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, February 18, 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 January 21, 2026 Regular Meeting](#)
[Unadopted Minutes of the February 4, 2026 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; ME2026-0002](#)
762 Oakglade Drive, David Erfle, Applicant

Request: Applicant is requesting a Minor Exception from Monrovia Municipal Code (MMC) Section 17.24.140(B)(2) to permit a circular driveway with a twenty-one-foot front yard setback where a forty-five-foot front yard setback is required. The property is located in the RF (Residential Foothill) 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; AR2026-0001](#)
917 West Duarte Road, Dao Zao Sushi & Saki (Yu Qing Du and Xuan Mei Piao), Applicant

Request: Applicant is requesting an Advisory Review for a Conditional Use Permit (CUP) for a State Alcohol Beverage Control (ABC) Type 41 license to allow the incidental sale and service of beer and wine for on-site consumption for a new restaurant, Dao Zao Sushi & Saki. The property is located in the NC (Neighborhood Commercial) zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Recommend approval to Planning Commission with draft conditions

AR-2 [Advisory Review; AR2026-0002](#)
903 East Huntington Drive, 7 Leaves Cafe (Timothy Nguyen), Applicant

Request: Applicant is requesting an Advisory Review for a Conditional Use Permit (CUP) to operate a 7 Leaves Café fast-food restaurant with drive-thru service within an existing commercial building previously used as a drive-thru pharmacy, located within 100 feet of a residential zone. The project also includes a Design Review for an exterior facade remodel. The property is located in the PD-7 (Planned Development – Area 7) zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Recommend approval to Planning Commission with draft conditions

AR-3

[Time Extension; TE2026-0001](#)

417 South Myrtle Avenue, Merengue Bakery & Café (Ricardo Jurado), Applicant

Request: Applicant is requesting a one-year time extension for Minor Conditional Use Permit MCUP2025-0002 and Minor Exception ME2025-0006. These requests were first approved by the Development Review Committee on March 5, 2025 to permit a single residential unit on the second floor of an existing, two-story building and to provide less than the required number of parking spaces for the residential unit. 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 as presented

AR-4

[Major Determination; MAJD2026-0007](#)

701 South Myrtle Avenue, Wonder Dog Ranch (Brenda Trainor), Applicant

Request: Applicant is requesting a Major Determination to determine that an indoor dog daycare use with limited overnight boarding within an existing 4,508 square-foot tenant space is substantially similar in character and function to a permitted service commercial use (pet grooming) under the 701 S. Myrtle Specific Plan (PD-29).

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

Recommendation: Approve with conditions

AR-5

[Design Review; DR2026-0004](#)

1948 Peck Road, Monrovia All Nations Seventh-day Adventist Church (Dave Hall), Applicant

Request: Applicant is requesting a Design Review for a 62 square-foot addition to an existing 598 square-foot detached storage room. A portion of the storage room will be utilized as a multi-purpose room for church-related activities. The subject property is located in the PD-16 (Planned Development - Area 16) zone.

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

Recommendation: Approve with conditions

AR-6

[Design Review; DR2026-0005](#)

707 East Huntington Drive, adn Architects (Paul Deppe), Applicant

Request: Applicant is requesting a Design Review for an exterior facade remodel of an existing commercial building previously used as a drive-thru restaurant. The project includes dividing the building into two tenant spaces. The front tenant space will remain vacant, while the rear tenant space will be occupied by a new drive-thru restaurant, Dunkin'. The subject property is located in the CRS (Commercial Regional/Subregional) zone.

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

Recommendation: Approve with conditions

AR-7

[Design Review; DR2026-0003](#)

630 West Huntington Drive, Brinker International (Kristen Roberts), Applicant

Request: Applicant is requesting a Design Review for an exterior facade remodel of an existing restaurant, Chili's. The subject property is located in the CRS (Commercial Regional/Subregional) zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve with conditions

AR-8 [Sign Review; SIGN2026-0011](#)
602 West Huntington Drive, Image Systems Signs Inc. (Sergio Meiron), Applicant

Request: Applicant is requesting a Sign Review for two new building wall signs and a monument sign face change for a new restaurant, Cava. The subject property is located in the CRS (Commercial Regional/Subregional) zone.
Determine that the project is Categorically Exempt (Class 11) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve with conditions

AR-9 [Sign Review; SIGN2026-0008](#)
925 West Foothill Boulevard, B & H Signs (Dan Sargent), Applicant

Request: Applicant is requesting a Sign Review for a new monument sign for an existing multi-tenant commercial building. 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

AR-10 [Sign Review; SIGN2026-0009](#)
668 West Huntington Drive, Lynch Sign Company (Fred Powers), Applicant

Request: Applicant is requesting a Sign Review for a new building wall sign for an existing business, Sports Clips. The subject property is located in the CRS (Commercial Regional/Subregional) zone.
Determine that the project is Categorically Exempt (Class 11) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve with conditions

AR-11 [Sign Review; SIGN2026-0010](#)
604 West Huntington Drive, Continental Signs Inc. (Carina Upshaw), Applicant

Request: Applicant is requesting a Sign Review for a new building wall sign for an existing business, Trader Joe's. The subject property is located in the CRS (Commercial Regional/Subregional) 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 12th day of February, 2026.

Krystin Gates, Planning Technician