

**MONROVIA
DEVELOPMENT REVIEW COMMITTEE
AGENDA**

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



Sheri Bermejo
Chair
Director of
Community Development

Heath Harvey
Chief of Police

Jeremy Sanchez
Fire Chief

Alex Tachiki
Director of
Public Works

Jackie Tran
Assistant to the City
Manager

**Welcome to the Monrovia Development Review Committee Meeting
Wednesday, March 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, March 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 Harvey, Sanchez, Tachiki, Tran, Chair Bermejo

APPROVAL OF MINUTES [Unadopted Minutes of the February 18, 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; ME2026-0003](#)
732 – 738 Mountain View Avenue, Jeffrey Godbold, Applicant

Request: Applicant is requesting approval of a Minor Exception to allow an existing open-air decorative arbor within the front yard setback of a qualifying bungalow court development, consistent with Monrovia Municipal Code Section 17.12.070. The subject property is located in the PD-1 (Planned Development - Area 1) 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 [Major Determination; MAJD2026-0008](#)
911 South Primrose Avenue, Suite C, Jeff Speakman's Kenpo 5.0 (Berj Parseghian), Applicant

Request: Applicant is requesting a Major Determination of parking that the subject site is improved with an appropriate amount of parking for an instructional use, Jeff Speakman's Kenpo 5.0, a karate studio. The subject property is located in the M (Manufacturing) zone.

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

Recommendation: Approve with conditions

AR-2 [Miscellaneous Review; MISC2026-0004](#)
212 North Magnolia Avenue, Discount Tree Services (David Limon), Applicant

Request: Applicant is requesting a Miscellaneous Review to remove an existing Coast Live Oak tree in the front yard area of a single-family developed property that is no longer alive. The subject property is located in the RL (Residential Low Density) zone.

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

Recommendation: Approve with conditions

AR-3

Miscellaneous Review; MISC2026-0005

541 West El Norte Avenue, Kevin Mahserejian, Applicant

Request: Applicant is requesting a Miscellaneous Review to remove two existing Coast Live Oak trees in the rear yard area of a single-family developed property. One tree is showing signs of insect boring and decay, and both trees will have a potential impact on the foundations of two new dwelling units. The subject property is located in the PD-14 (Planned Development - Area 14) zone.

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

Recommendation: Approve with conditions

AR-4

Miscellaneous Review; MISC2026-0006

520 South Myrtle Avenue, Republik Coffee (Nader Kaiser), Applicant

Request: Applicant is requesting a Miscellaneous Review for a new tile-inspired graphic vinyl decal installed behind the storefront glass of a new café, Republik Coffee. 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-5

Sign Review; SIGN2026-0012

401 - 405 West Foothill Boulevard, Bigtime Signs (Alicia Phillips), Applicant

Request: Applicant is requesting a Sign Review for a face change on an existing pole sign for an existing business changing their name to Joby. 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 12th day of March, 2026.

Krystin Gates, Planning Technician