

**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, April 1, 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, April 1, 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 March 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; ME2026-0004](#)
790 and 800 West Chestnut Avenue, Jonathan Tsou (Foothill Unity Center) and Patrick Hovespian (World Vision International), Applicants

Request: Applicants are requesting a Minor Exception from Monrovia Municipal Code Section 17.16.030(A)(1) to construct a new six-foot-high wrought iron fence with gates with a reduced front yard setback (3'-0" in lieu of 10'-0") to enclose a shared parking lot on two properties. The properties are located in the PD-3 (Planned Development – Area 3) zone.
Determine that the project is Categorically Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Approve with conditions

PH-2 [Minor Conditional Use Permit; MCUP2026-0001](#)
1601 Raymond Avenue, Planet Doggy Love, Inc. (Fabiola Jauregui), Applicant

Request: Applicant is requesting a Minor Conditional Use Permit (MCUP) to operate a dog-day care and overnight boarding facility for both dogs and cats (Animal Boarding land use) within an existing industrial building. The subject property is located in the Industrial Neighborhood of the PD-12 (Planned Development – Area 12) zone, where uses are regulated by the provisions of the O/RD/LM and BE zones.
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 [Miscellaneous Review; MISC2026-0005](#)
541 El Norte Avenue, Kevin Mahserejian, Applicant
(Continued from March 18, 2026)

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: Continue to the April 15, 2026, DRC meeting

AR-2

Major Determination; MAJD2026-0009

943-945 West Foothill Boulevard, Ready Sweat Go (Vanessa Sandoval), Applicant

Request: Applicant is requesting a Major Determination of parking to determine whether there is sufficient parking available for the expansion of an existing Instructional Services business, Ready Sweat Go, a Pilates studio. The subject 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: Approve with conditions

AR-3

Miscellaneous Review; MISC2026-0008

1830 8th Avenue, Najjar Arbor Care (Elias Najjar) Applicant

Request: Applicant is requesting a Miscellaneous Review to allow trimming 36 percent of the canopy of a Coast Live Oak tree located in the front yard of a multi-family developed property. The subject property is located in the RM4000 (Residential Medium) 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; MISC2026-0007

525 South Shamrock Avenue, TTTK, LLC (Tracy French), Applicant

Request: Applicant is requesting a Miscellaneous Review to paint a mural on the north (rear) elevation of Fred's Auto Museum and Special Event Center, located at 525 S Shamrock Avenue. The artwork will be evaluated for its compatibility with Monrovia's community character, taking into account factors such as scale, colors, and artistic elements to determine its appropriateness for the surrounding environment. The subject property is located in the PD-66 (Planned Development - Area 66) 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; SIGN2026-0013

181 West Huntington Drive, B & H Signs (Jennifer Bonura), Applicant

Request: Applicant is requesting a Sign Review for a new building wall sign for a new business, Pasadena Federal Credit Union. 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-6

Sign Review; SIGN2026-0014

434-436 West Foothill Boulevard, Fast Signs (Punit Suthar), Applicant

Request: Applicant is requesting a Sign Review for a new building wall sign for a new business, Home Instead. 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-7

[Sign Review; SIGN2026-0015](#)

630 West Huntington Drive, Swain Signs (Gary Starkey), Applicant

Request: Applicant is requesting a Sign Review for a face change of two directional signs for an existing business, Chili's Grill and Bar. The subject property is located in the CRS (Commercial Regional/Subregional) zone.

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

Recommendation: Approve with conditions

AR-8

[Sign Review; SIGN2026-0016](#)

155-225 West Duarte Road, Jefferson Monrovia South (Shea Bartolino), Applicant

Request: Applicant is requesting a Sign Review for a Master Sign Program for a new mixed-use development, Trestle Apartments. The subject property is located in the PD-12 (Planned Development - Area 12) zone within the Station Square South Specific Plan.

Determine that the project is Categorical 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 26th day of March, 2026.

Alaura Contreras, Planning Technician