



CONVENE: Chair Bermejo convened the Regular Meeting of the Monrovia Development Review Committee on Wednesday March 18, 2026, at 4:03 p.m. In attendance were Planning Division Manager John Mayer, Senior Planner Jennifer Driver, Associate Planner Vincent Gillespie, Planning Technician Alaura Contreras, and Planning Technician Krystin Gates.

ROLL CALL: In attendance were Committee members Police Chief Heath Harvey, Fire Chief Jeremy Sanchez, Public Works Director Alex Tachiki, Assistant to the City Manager Jackie Tran, and Community Development Director Sheri Bermejo.

APPROVAL OF MINUTES: It was moved by Committee member Tachiki, seconded by Committee member Sanchez, to approve the minutes of the February 18, 2026 regular meeting. The motion carried unanimously with a 5-0 vote.

PUBLIC INPUT:

1. Carlos Delgado, Monrovia resident, spoke with concerns about conflict between wildlife and development.

PUBLIC HEARINGS:

**PH-1 Minor Exception; ME2026-0003
732 – 738 Mountain View Avenue, Jeffrey Godbold, Applicant**

Planning Division Manager John Mayer presented the staff report regarding a Minor Exception to allow an existing open-air decorative arbor within the front yard setbacks of a qualifying bungalow court development. In response to questions from the Committee, staff provided the following information:

- The feature is inspired by Gartz Court in Pasadena; and
- City Council Ordinance No. 2025-11 allows bungalow court developments to apply for this Minor Exception..

Chair Bermejo opened and closed the public input portion, as there was no one present who wished to speak on the item.

Following discussion, it was moved by Committee member Harvey, seconded by Committee member Sanchez, to approve ME2026-0003 with conditions. The motion carried unanimously with a 5-0 vote.

Chair Bermejo stated for the record that the actions of the Development Review Committee may be appealed to the Planning Commission if filed in writing within ten days.

ADMINISTRATIVE REPORTS:

**AR-1 Major Determination; MAJD2026-0008
911 South Primrose Avenue, Suite C, Jeff Speakman's Kenpo 5.0 (Berj Parseghian),
Applicant**

Planning Technician Krystin Gates presented the staff report regarding a Major Determination of parking for an instructional use (Jeff Speakman's Kenpo 5.0), a martial arts studio. In response to questions from the Committee, staff provided the following information:

- Most surrounding businesses close before the proposed operating hours; and
- The parking lot is shared with the adjacent businesses.

Public Input:

1. Gina Fenera, applicant representative, spoke in support of the project and stated the maximum number of students per class is six.

Chair Bermejo closed the public input portion, as there was no one else present and no written comments were received.

Following discussion, it was moved by Committee member Tachiki, seconded by Committee member Sanchez, to approve MAJD2026-0008 with conditions. The motion carried unanimously with a 5-0 vote.

Chair Bermejo stated for the record that the actions of the Development Review Committee may be appealed to the Planning Commission if filed in writing within ten days.

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

Planning Technician Krystin Gates presented the staff report regarding a Miscellaneous Review to remove an existing Coast Live Oak tree that is no longer alive. In response to questions from the Committee, staff provided the following information:

- The homeowner will determine the tree replacement location, type, and size; and
- A code enforcement case is associated with a fallen limb in 2024.

The following individual submitted written public comment before the meeting:

1. Rosemary Gavidia, Monrovia resident, expressing concerns and requesting that the cause of the tree's decline be considered.

Public Input:

1. Jennifer McDonald, Monrovia resident, spoke with concerns regarding the cause of the tree's decline.
2. Rosemary Gavidia, Monrovia resident, spoke with concerns regarding the cause of the tree's decline and in support of tree preservation strategies.
3. Connie Holguin, Monrovia resident, spoke in support of tree preservation.

Chair Bermejo closed the public input portion, as there was no one else present who wished to speak on the item.

The Committee discussed various aspects of the application and staff provided the following answers to the Committee's questions:

- The homeowner is able to attend the Monrovia Area Partnership (MAP) Neighborhood Conference scheduled for April 25, 2026, in order to receive a free replacement tree; and
- The applicant is the tree trimmer.

- The arborist report indicates that the tree may have declined due to a prior limb failure or root disturbance from previous driveway construction;
- Images from Google Street View suggest the current concrete driveway replaced the previous asphalt driveway sometime between 2007 and 2012; and
- Previous approvals of oak tree removal required replacement only when the removed tree was in good health at the time of removal.

Following discussion, it was moved by Committee member Tachiki, seconded by Committee member Harvey, to approve MISC2026-0004 with conditions. The motion carried unanimously with a 5-0 vote.

Chair Bermejo stated for the record that the actions of the Development Review Committee may be appealed to the Planning Commission if filed in writing within ten days.

**AR-3 Miscellaneous Review; MISC2026-0005
541 West El Norte Avenue, Kevin Mahserejian, Applicant**

Associate Planner Vincent Gillespie informed the Development Review Committee that the applicant submitted a request to continue the item. The item was continued to the next Development Review Committee regular meeting on April 1, 2026.

The following individuals submitted written comments before the meeting:

1. Rosemary Gavidia, Monrovia resident, opposing the proposal due to the following assertions:
 - a. The trees may not meet the criteria for removal under the Oak Tree Preservation Ordinance;
 - b. An independent arborist evaluation is needed;
 - c. Numerous mature trees have been removed from the site and adjacent property;
 - d. Removal of the trees contributes to cumulative environmental impacts;
 - e. The project may result in environmental impacts;
 - f. Oak trees are ecologically significant;
 - g. Tree removal disproportionately affects the southern portion of Monrovia;
 - h. Mature oak trees provide cooling benefits;
 - i. The project reflects a broader trend of tree loss; and
 - j. The trees are community assets.
2. Karen Jain, Monrovia resident, opposing the proposal and requesting further consideration of whether removal complies with the Oak Tree Preservation Ordinance and how it may affect the quality of life of neighboring homes due to loss of tree canopy.
3. Gabrielle Klein-Mejia, Monrovia resident, opposing the proposal citing concerns that removal of mature oak trees reduces canopy coverage and contributes to increased temperatures.
4. Wayne Socha, Monrovia resident, supporting stronger enforcement of Monrovia's Oak Tree Preservation Ordinance.
5. Meredith Jung, Monrovia resident, opposing the proposal citing concerns that removal of mature oak trees reduces canopy coverage and contributes to increased temperatures.
6. David B. opposing the proposal citing concerns that removal of mature oak trees reduces canopy coverage and contributes to increased temperatures.
7. Stefanie Aguilar Iacobucci, Monrovia resident, opposing the proposal citing concerns that removal of mature oak trees reduces canopy coverage and contributes to increased temperatures.
8. Mirna Ram opposing the proposal, citing concerns that removal of mature oak trees reduces canopy coverage and contributes to increased temperatures.

9. Cyrille delos Santos, Monrovia resident, opposing the proposal, citing concerns that removal of mature oak trees reduces canopy coverage and contributes to increased temperatures.
10. Connie Holguin, Monrovia resident, opposing the proposal and supporting tree preservation.
11. Cheryl Oberon, Monrovia resident, supporting tree preservation and opposing the removal of mature trees.
12. Antonette Alzate, Monrovia resident, supporting tree preservation and enforcement of tree protection ordinances.
13. Kari McMullin, Monrovia resident, opposing the proposal and requesting a plan that preserves the oak trees.
14. Mabel Lung, Monrovia resident, opposing the proposal.
15. Karen Poindexter, Monrovia resident, opposing the proposal and supporting enforcement of the Oak Tree Preservation Ordinance.
16. Maggie Fung, Monrovia resident, opposing the proposal, citing concerns that removal of mature oak trees reduces canopy coverage and contributes to increased temperatures.
17. Ginny Pitchford supporting tree preservation and enforcement of the Oak Tree Preservation Ordinance.
18. Scott Lawson, Monrovia resident, opposing the proposal, citing concerns that removal of mature oak trees reduces canopy coverage and contributes to increased temperatures.

Public Input:

1. Rosemary Gavidia, Monrovia resident, spoke in opposition of the proposal due to the following assertions:
 - a. There is no clear evidence the trees meet the threshold;
 - b. An independent arborist evaluation is necessary;
 - c. Over 23 mature trees have been removed;
 - d. Removal of the trees represents incremental degradation;
 - e. The project may result in environmental impacts;
 - f. Oak trees are keystone species, and their removal represents ecosystem-level degradation; and
 - g. There has been a disproportionate impact on the southern portion of Monrovia and the removal of mature trees in this area worsens heat island conditions, reduces air quality, and contradicts adopted City policy.
2. Nina Curone, Monrovia resident, spoke in opposition of the proposal due to the following assertions:
 - a. Mature oak trees provide cooling for surrounding neighborhoods.
 - b. This project reflects a trend of tree removal; and
 - c. The trees are assets to the community, not obstacles to development.
3. Carlos Delgado, Monrovia resident, spoke in opposition of the proposal and stated the following:
 - a. There is significant focus on planting new trees; and
 - b. The City may benefit from an impartial arborist to provide guidance on matters concerning oak trees.
4. Jennifer McDonald, Monrovia resident, spoke in opposition of the proposal and stated the following:
 - a. Oak trees offer many benefits to the environment and the community;
 - b. New development should not be at the cost of trees or the tree canopy;
 - c. The City may benefit from an impartial arborist to provide guidance on matters concerning oak trees; and
 - d. Consideration of a redesign of the project to prioritize preservation of the oak trees on site.

Chair Bermejo closed the public input portion, as there was no one else present who wished to speak on the item.

Following discussion, it was moved by Committee member Sanchez, seconded by Committee member Tachiki, to continue MISC2026-0005 to the Development Review Committee regular meeting on April 1, 2026. The motion carried unanimously with a 5-0 vote.

Chair Bermejo stated for the record that the actions of the Development Review Committee may be appealed to the Planning Commission if filed in writing within ten days.

**AR-4 Miscellaneous Review; MISC2026-0006
520 South Myrtle Avenue, Republik Coffee (Nader Kaiser), Applicant**

Associate Planner Vincent Gillespie presented the staff report regarding a Miscellaneous Review for a new graphic decal installed behind the storefront glass of a new café, Republik Coffee.

Chair Bermejo opened and closed the public input portion, as there was no one present who wished to speak on the item.

Following discussion, it was moved by Committee member Sanchez, seconded by Committee member Harvey, to approve MISC2026-0006 with conditions. The motion carried unanimously with a 5-0 vote.

Chair Bermejo stated for the record that the actions of the Development Review Committee may be appealed to the Planning Commission if filed in writing within ten days.

**AR-5 Sign Review; SIGN2026-0012
401 - 405 West Foothill Boulevard, Bigtime Signs (Alicia Phillips), Applicant**

Planning Technician Krystin Gates presented the staff report regarding a Sign Review for a face change of an existing pole sign for an existing business changing their name to Joby.

Chair Bermejo opened and closed the public input portion, as there was no one present who wished to speak on the item.

Following discussion, it was moved by Committee member Tran, seconded by Committee member Tachiki, to approve SIGN2026-0012 with conditions. The motion carried unanimously with a 5-0 vote.

Chair Bermejo stated for the record that the actions of the Development Review Committee may be appealed to the Planning Commission if filed in writing within ten days.

REPORTS FROM STAFF: None

ADJOURNMENT: Chair Bermejo adjourned the meeting at 5:11 p.m.

APPROVED:

ATTEST:

Sheri Bermejo, Chair
Monrovia Development Review Committee

John Mayer, AICP, Secretary
Monrovia Development Review Committee