

**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 15, 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 and comments should be presented within a three (3) minute time frame. 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 within a three (3) minute time frame 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 15, 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 April 01, 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. Comments should be presented within a three (3) minute time frame. 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
(Continued from April 1, 2026)

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 Categorical Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Continue to the May 20, 2026, DRC meeting

ADMINISTRATIVE REPORTS

AR-1 [Miscellaneous Review; MISC2026-0005](#)
541 El Norte Avenue, Kevin Mahserejian, Applicant
(Continued from April 1, 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: Approve with conditions

AR-2

Advisory Review; AR2026-0003

1232 South Mayflower Avenue, Bowden Development (Todd Bowden), Applicant

Request: Applicant is requesting an Advisory Review for Tentative Tract Map (TTM 85113) to subdivide airspace of one lot into 14 condominium units, in conjunction with a proposed 14-unit, three-story residential condominium project. A Minor Exception is also requested to allow the use of additional common recreation space in lieu of the required private recreation space. The property is located in the RH (Residential High Density) zone.

Determine that the project is Categorically Exempt (Class 32) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Recommend approval to Planning Commission with draft conditions

AR-3

Miscellaneous Review; MISC2026-0009

113 East Olive Avenue, Grailed Gallery (Lawrence Fong), Applicant

Request: Conduct a six-month review of MCUP2024-0003, which permits the operation of a retail establishment, Grailed Gallery, with an accessory tattoo service. The subject property is located within the PD-5 (Planned Development – Area 5) zone.

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

Recommendation: Approve with conditions

AR-4

Sign Review; SIGN2026-0019

622 West Huntington Drive, CS Signs (Adrian Castaneda), Applicant

Request: Applicant is requesting a Sign Review for two new building wall signs and a freeway sign face change for a new business, Sketchers. 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-5

Sign Review; SIGN2026-0022

1125 East Huntington Drive, The Inn on Route 66 (Manoj Patel), Applicant

Request: Applicant is requesting a Sign Review for a sign face change for a new business, The Inn on Route 66. The subject property is located in the PD-7 (Planned Development – Area 7) 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; SIGN2026-0021

750 Royal Oaks Drive, Encore Image Signs (Miriam Guzman), Applicant

Request: Applicant is requesting a Sign Review for a new building wall sign and monument sign face change for an existing business, Tarray. The subject property is located in the M (Manufacturing) 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; SIGN2026-0020](#)

1108 South 5th Avenue, Shlap Muan Monrovia, Inc. (Hak Tea), Applicant

Request: Applicant is requesting a Sign Review for a new building wall sign for a new restaurant, Shlap Muan Chicken Wings. The subject property is located in the SP (5th & Huntington Specific Plan). Determine that the project is Categorically Exempt (Class 11) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve with conditions

AR-8

[Sign Review; SIGN2026-0018](#)

690 West Huntington Drive, AKC Permit Co (Collin Chostner), Applicant

Request: Applicant is requesting a Sign Review for new building walls signs and monument sign for a new business, Schools First Federal Credit Union. 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

- Annual Review of ABC Licenses

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 9th day of April, 2026.

Alaura Contreras, Planning Technician