



**CONVENE:** Chair Brown convened the Regular Meeting of the Monrovia Planning Commission on Wednesday, March 11, 2026, at 7:30 p.m. in the City Council Chambers, 415 South Ivy Avenue, Monrovia, California. In attendance were Community Development Director Sheri Bermejo, Planning Division Manager John Mayer, Assistant Planner Austin Arnold, Assistant City Attorney Chelsea Straus, and Management Assistant April Kea.

**PLEDGE OF ALLEGIANCE:** Commissioner Stehura led the pledge of allegiance.

**ROLL CALL:** In attendance were Commissioners Scott Austin, Gary Schaeffler, Aaron Stehura, Michael Vachani, Vice-Chair Cheryl Rose, and Chair Jhaila R. Brown. Lyle Janicek was excused.

**APPROVAL OF MINUTES:** It was moved by Commissioner Austin, seconded by Commissioner Stehura, to approve the minutes of the January 14, 2026 regular meeting. The motion carried with a 5-0 vote with Commissioner Rose abstaining.

**PUBLIC INPUT:** None

**PUBLIC HEARINGS:**

**PH-1 Conditional Use Permit; CUP2026-0002**  
**917 West Duarte Road, Dao Zao Sushi & Saki (Yu Qing Du and Xuan Mei Piao),**  
**Applicant**

Community Development Director Sheri Bermejo informed the Commission that the applicant submitted a request to continue the item to the next Planning Commission regular meeting on April 15, 2026.

Chair Brown opened the public hearing.

**Following discussion, it was moved by Commissioner Austin, seconded by Commissioner Vachani, to continue the review of CUP2026-0002 to the next Planning Commission regular meeting on April 15, 2026. The motion carried unanimously with a 5-0 vote.**

**PH-2 Conditional Use Permit; CUP2026-0003**  
**Design Review; DR2026-0001**  
**903 East Huntington Drive, 7 Leaves Cafe (Timothy Nguyen), Applicant**

Assistant Planner Austin Arnold presented the staff report regarding a request to operate a 7 Leaves Café with drive-through service in an existing vacant 1,900-square-foot former retail building. In response to questions from the Planning Commission, staff provided the following information:

- The approval of this Conditional Use Permit (CUP) as it pertains to the brick wall, speaker box, and hours of operation would not be unique compared to other drive-through CUP approvals;
- There is an existing draft condition that requires Development Review Committee (DRC) review of the applicant's compliance with the conditions of approval 180 days from the date that business operations commence; and

- The City does not typically receive noise complaints from the two other drive-through operations adjacent to residences within the City, Jack in the Box on West Huntington Drive and T Burgers on West Foothill Boulevard.

Chair Brown opened the public hearing.

Public Input:

1. Josh Newmaster, applicant representative and Director of Business Development, stated that this would be their sixth Walgreens conversion and that one of their core missions is to beautify and bring life back into locations such as the subject site. In response to questions from the Planning Commission, he provided the following information:
  - a. 7 Leaves Café has a unique business model in that they serve more than just coffee for the morning crowd; they also serve milk teas and boba for the afternoon/dessert crowd;
  - b. In other 7 Leaves Café locations, there is about a 70-30 split between patrons who use the drive-through and those who park and enter the establishment; and
  - c. When drive-throughs get busy in other locations, they usually have an employee take orders outside with an iPad to quickly reduce the length of the line.

Chair Brown closed the public hearing.

The Planning Commission discussed various aspects of the application, including the exciting nature of the adaptive reuse of an existing location.

**Following discussion, it was moved by Commissioner Stehura, seconded by Commissioner Schaeffler, to approve CUP2026-0003 and DR2026-0001 with conditions. The motion carried with a 6-0 vote.**

Community Development Director Bermejo stated for the record that the actions of the Planning Commission may be appealed to the City Council if filed in writing within ten days.

**ADMINISTRATIVE REPORTS:** None

**COMMUNITY DEVELOPMENT DIRECTOR REPORT:** Community Development Director Bermejo provided an update on the following:

- Development Updates
  - The 2026 Annual Report of the General Plan will be presented to City Council during the March 17, 2026 regular meeting and then presented to the Planning Commission during the April 15, 2026 regular meeting; and
  - The City Clerk's Office has made information and applications available on the City's website for anyone who would like to serve on the City's Boards and Commissions.

**REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS:** None

**ADJOURNMENT:** Chair Brown adjourned the meeting at 7:58 p.m.

APPROVED:

ATTEST:

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Jhaila R. Brown, Chair  
Monrovia Planning Commission

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Sheri Bermejo, Secretary  
Monrovia Planning Commission