

**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, May 6, 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](http://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](mailto: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, May 6, 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 15, 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 [Design Review; DR2026-0009](#)  
[Minor Exception; ME2026-0006](#)  
[Miscellaneous Review; MISC2026-0010](#)  
117 Sutter Creek (APN:8501-001-030), Ruben Gharagyozyan, Applicant

**Request:** Applicant is requesting a Level "6" Neighborhood Compatibility Design Review for the construction of a new 7,747 square foot, two-story single-family residence with a detached two-car garage and carport on a vacant lot, a Minor Exception from Monrovia Municipal Code Section 17.24.110(F)(2) to permit a driveway slope of 20%, where a maximum of 15% is allowed, and a Miscellaneous Review for an Oak Tree Preservation Permit to allow the relocation of one oak tree on-site and grading within the dripline of a second oak tree. The subject property is located in the RF (Residential Foothill) zone.

Determine that the project is Categorical Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA)

**Recommendation: Approve with conditions**

### **ADMINISTRATIVE REPORTS**

AR-1 [Advisory Review; AR2026-0005](#)  
1219 South Magnolia Avenue, Feng Xaio Architect, Inc. (Feng Xaio), Applicant

**Request:** Applicant is requesting an Advisory Review for Tentative Tract Map (TTM 85208) to subdivide one lot into six airspace condominium units, in conjunction with a proposed 6-unit, two-story residential condominium project. The property is located in the RH (Residential High Density) zone.

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

**Recommendation: Recommend approval to the Planning Commission with draft conditions**

**AR-2**      [Miscellaneous Review; MISC2026-0012](#)  
**740 South Shamrock Avenue, Immaculate Conception Church (Duane Hamilton), Applicant**

**Request:** Applicant requesting a Miscellaneous Review for a Temporary Use Permit to serve beer and wine at a special event (Church Fiesta) that will take place on Sunday, May 24, 2026, from 11:00 a.m. – 11:00 p.m., at Immaculate Conception Church. The subject property is located in the P/QP (Public/Quasi Public) 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; MISC2026-0011](#)  
**821 East Palm Avenue, Tin Tran, Applicant**

**Request:** Applicant is requesting a Miscellaneous Review to remove a Coast Live Oak tree in the front yard single-family developed property that is damaging the foundation of the dwelling. The subject property is located in the RL (Residential Low Density) zone.

Determine that the project is Categorically Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA).

**Recommendation: Approve with conditions**

**AR-4**      [Miscellaneous Review; MISC2026-0013](#)  
**1037 East Lemon Avenue, Michael Loomis, Applicant**

**Request:** Applicant is requesting a Miscellaneous Review to remove a Coast Live Oak tree in the front yard 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 Categorically Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA).

**Recommendation: Approve with conditions**

**AR-5**      [Sign Review; SIGN2026-0026](#)  
**130 West Foothill Boulevard, Premier Permits (John Crispis), Applicant**

**Request:** Applicant is requesting a Sign Review for a new building wall sign and two monument sign face changes for an existing business, Vons. 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 30<sup>th</sup> day of April, 2026.**

---

**Alaura Contreras, Planning Technician**