

**Summary of Written Public Comments
Submitted for Development Review Committee Meeting – March 18, 2026**

Comments Received AFTER Development Review Committee Agenda Publication			
Public Comment #	Name	Agenda Item	Comment Summary or Full Comment, if brief
#1	Rosemary Gavidia	AR-3	<p>Email from resident opposing proposal due to the following reasons:</p> <ul style="list-style-type: none"> • There is no clear evidence that these oak trees meet the threshold for removal under the criteria from Monrovia’s oak tree ordinance. • An independent, third-party, arborist evaluation is necessary prior to any decision. • There have been over 23 mature oak and non-oak trees removed on this site and the adjacent property. The removal of these two oaks represents incremental degradation, which must be evaluated as a cumulative environmental impact. • There is evidence that the project may result in significant environmental impacts, disqualifying it from CEQA exemption. • Oak trees are keystone species and the removal of these two oak trees is ecosystem-level degradation. • 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. • Mature oak trees reduce temperature and provide cooling for the surrounding neighborhoods. Removing these trees during a period of escalating heat is a public health concern. • This project reflects a trend of tree removal that is undermining long-term stability. • I request that the Development Review Committee deny the request for removal of the two oak trees, require project redesign, commission an independent arborist report, evaluate impacts of tree removal, and consider design modifications or variances to preserve the trees.

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			<ul style="list-style-type: none"> The trees are not obstacles to development and are assets to the community.
#2	Rosemary Gavidia	AR-2	<p>Email from resident opposing proposal with the following recommended considerations:</p> <ul style="list-style-type: none"> While the tree’s current condition may warrant removal, the cause of decline is important to consider. In situations where a tree may have been affected by development activity, it is an opportunity to review if protections and permitting were in place and consider mitigations.
#3	Karen Jain	AR-3	<p>Email from resident opposing proposal and requesting further consideration of how removal:</p> <ul style="list-style-type: none"> might not merit CEQA exemption considering the environmental impact of their removal. might violate Monrovia's Oak Tree Protection Ordinance. might adversely affect the quality of life of the neighboring home due to loss of the trees' ability to cool the environment.
#4	Gabrielle Klein-Mejia	AR-3	<p>Email from resident opposing proposal due to how removing mature oak trees in the southern portion of Monrovia reduces canopy coverage, creating rising temperatures that negatively impact the environment.</p>
#5	Wayne Socha	AR-3	<p>Email from resident supporting stronger enforcement of Monrovia’s oak tree ordinance as the trees at 541 El Norte Avenue should be protected.</p>
#6	Meredith Jung	AR-3	<p>Email from resident opposing proposal due to how removing mature oak trees in the southern portion of Monrovia reduces canopy coverage, creating rising temperatures that negatively impact the environment.</p>
#7	David B.	AR-3	<p>Email opposing proposal due to how removing mature oak trees in the southern portion of Monrovia reduces canopy coverage, creating rising temperatures that negatively impact the environment.</p>
#8	Stefanie Aguilar Iacobucci	AR-3	<p>Email from resident opposing proposal due to how removing mature oak trees in the southern portion of Monrovia reduces canopy coverage, creating rising temperatures that negatively impact the environment.</p>

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#9	Mirna Ram	AR-3	Email opposing proposal due to how removing mature oak trees in the southern portion of Monrovia reduces canopy coverage, creating rising temperatures that negatively impact the environment.
#10	Cyrille delos Santos	AR-3	Email from resident opposing proposal due to how removing mature oak trees in the southern portion of Monrovia reduces canopy coverage, creating rising temperatures that negatively impact the environment.
#11	Connie Holguin	AR-3	Email from resident opposing proposal and requesting that the City enact stronger ordinances to protect trees.
#12	Cheryl Oberon	AR-3	Email from resident supporting the protection of Monrovia's trees and opposing the removal and replacement of mature trees with young trees.
#13	Antonette Alzate	AR-3	Email from resident supporting the preservation of Monrovia's trees and enforcement of tree ordinances.
#14	Kari McMullin	AR-3	Email from resident opposing proposal and requesting development of a plan that does not remove the oak trees.
#15	Mabel Lung	AR-3	Email from resident opposing proposal.
#16	Karen Poindexter	AR-3	Email from resident opposing proposal and supporting stronger enforcement of Monrovia's Oak Tree Ordinance.
#17	Maggie Fung	AR-3	Email from resident opposing proposal due to how removing mature oak trees in the southern portion of Monrovia will impact the community.
#18	Ginny Pitchford	AR-3	Email supporting preservation and enforcement of Monrovia's tree ordinance.
#19	Scott Lawson	AR-3	Email from resident opposing proposal due to how removing mature oak trees in the southern portion of Monrovia reduces canopy coverage, creating rising temperatures that negatively impact the community.

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Objection to Oak Tree Removal Permit – Enforcement of Monrovia Municipal Code 17.20.040 and Environmental Commitments

From rosemary gavidia <[REDACTED]>
Date Wed 3/18/2026 5:47 AM
To planning <planning@monroviaca.gov>



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Dear Chair Bermejo and Members of the Development Review Committee,

I am writing to formally oppose the proposed removal of two protected oak trees associated with the above-referenced project. Based on the submitted arborist report and project materials, approval of this request would be inconsistent with Monrovia Municipal Code §17.20.040, the City's Environmental Justice commitments, and applicable environmental standards under CEQA.

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1. The City's Oak Tree Ordinance Requires Preservation — Not Convenience-Based Removal

Monrovia's oak tree ordinance is explicit in both intent and application:

"It is the intent... to retain as many trees as possible..."

This property is a multi-family development site, which means all oak trees on site are fully protected, not just those in visible areas. Removal is only justified under strict findings, including:

- Verified hazard

Based on the materials provided, there is no clear evidence that these trees meet the threshold for removal under the criteria.

Importantly, the ordinance also provides a clear directive that development must adapt to trees—not the reverse. The Planning Commission is explicitly empowered to grant variances (e.g., setbacks, layout adjustments) when necessary to preserve oak trees.

Failure to exercise this authority undermines the ordinance itself.

2. Lack of Independent Arborist Review Creates a Deficient Record

The City has relied on consultant analysis associated with the project. Given the significance of these trees and the cumulative impacts already observed on-site and nearby, an independent, third-party arborist evaluation is necessary prior to any decision.

Without this, the City risks:

- Making a determination based on incomplete or biased analysis
- Failing to meet its own decision-making criteria under §17.20.040(A)(4)
- Creating legal vulnerability under CEQA for inadequate environmental review

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3. Cumulative Tree Loss Has Reached a Critical Threshold

This project cannot be evaluated in isolation.

- Over 23 mature trees have already been removed on this site and the adjacent property
- Many of these trees were native oaks, which are explicitly protected under City code

The removal of these additional two oaks represents incremental degradation of an already heavily impacted site, which must be evaluated as a cumulative environmental impact, not a standalone action.

4. CEQA Compliance: Tree Removal Is Not Exempt When Impacts Are Significant

The City must be cautious in relying on CEQA exemptions.

Under CEQA, exemptions do not apply where there is a reasonable possibility of:

- Significant environmental impacts
- Cumulative impacts
- Impacts to sensitive biological resources

Given:

- The scale of tree removal
- The presence of native oak species
- The location in an already canopy-deficient area

There is substantial evidence that this project may result in significant environmental impacts, disqualifying it from exemption.

5. Oak Trees Are Keystone Species — Their Removal Has Disproportionate Ecological Impact

Oak trees are not interchangeable landscape elements.

They are keystone species, meaning:

A single oak tree supports hundreds of dependent species and ecological relationships, disproportionately influencing ecosystem stability relative to its abundance.

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The removal of mature oaks results in:

- Loss of habitat for birds, pollinators, and beneficial insects
- Reduction in soil stability and water retention
- Collapse of localized ecological networks

The loss of 23+ trees plus these two remaining oaks is not incremental—it is ecosystem-level degradation.

6. Environmental Justice: Disproportionate Impact to South Monrovia

The City's own Environmental Justice Element acknowledges:

- Tree canopy coverage south of the 210 is critically low (below 10%)
- These neighborhoods already experience higher heat burdens and poorer air quality

-
- The City has committed to increasing canopy, improving walkability, and reducing environmental inequities

Yet, current patterns of development are doing the opposite.

The continued removal of mature trees in South Monrovia:

- Exacerbates heat island conditions
- Reduces air quality in already burdened communities
- Directly contradicts adopted City policy

7. Extreme Heat Context: Trees Are Critical Infrastructure

This is not theoretical.

Recent local data confirms:

- Monrovia reached 100°F in March — the hottest March temperature ever recorded
- This marks a historic escalation in climate conditions

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Mature oak trees:

- Reduce ambient temperatures by 10–20°F through shading and evapotranspiration
- Lower surface temperatures dramatically
- Provide critical passive cooling for surrounding neighborhoods

Removing these trees during a period of escalating heat is not only environmentally unsound- it is a public health concern.

8. Citywide Pattern of Tree Removal Is Undermining Long-Term Stability

This project reflects a broader and concerning trend:

Developers are increasingly:

- Clearing large, established trees (including protected species)
- Maximizing buildable area with minimal setbacks
- Creating high-density, hardscape-dominant environments

This pattern is having cascading impacts across City departments:

- Fire Safety (Fire Chief Harvey)
Reduced setbacks and loss of vegetation buffering increase fire risk and reduce defensible space

planning opportunities.

- Public Safety & Community Health (Chief Sanchez)
Tree-lined streets increase walkability, natural surveillance, and community presence—key factors in reducing crime.
- Public Works & Fiscal Health (Director Tachiki)
Mature trees increase property values, which directly support the City's tax base and long-term infrastructure funding.
- Community Development (Chair Bermejo)
Loss of canopy undermines the City's stated goals of preserving character, environmental quality, and livability.

Based on the above, I respectfully request that the Development Review Committee:

1. Deny the request for removal of the two oak trees

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2. Require project redesign to avoid impacts within the drip line of all remaining oaks
3. Commission an independent arborist report prior to any further consideration
4. Evaluate cumulative impacts of tree removal on-site and in the surrounding area
5. Consider setback variances or design modifications as explicitly allowed under §17.20.040(A)(7) to preserve the trees

Monrovia has established clear policies to protect its natural heritage, promote environmental justice, and build climate resilience.

Approving the removal of these oak trees, particularly in the context of extensive prior tree loss would directly contradict those commitments.

These trees are not obstacles to development.

They are assets to the community, infrastructure for climate resilience, and irreplaceable components of Monrovia's identity.

I urge you to uphold the City's ordinance and deny this request.

Sincerely,
Rosemary Gavidia
Grow Monrovia

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Request for Violation Review and Required Mitigation

From rosemary gavidia <[REDACTED]>

Date Wed 3/18/2026 8:44 AM

To planning <planning@monroviaca.gov>; planning <planning@monroviaca.gov>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Chair Bermejo and Members of the Development Review Committee,

I'm writing regarding the proposed removal of the oak tree at 212 North Magnolia Avenue.

I understand from the arborist report that the tree is now considered dead. However, the report also notes that the decline was likely associated with recent driveway construction within the tree's root zone. Given this context, I wanted to share a few considerations for the Committee as you review this request.

Context of Tree Loss

While the tree's current condition may warrant removal, the cause of decline is an important factor to consider. If construction activity within the drip line contributed to the tree's death, this situation may be different from a naturally declining or hazardous tree.

As outlined in Monrovia's oak tree ordinance, work within the drip line requires review and permitting to help prevent this type of impact.

The intent of §17.20.040 is to retain as many oak trees as possible and to carefully manage impacts when removal is necessary.

In situations where a tree may have been affected by development activity, is an opportunity to:

- Review whether proper protections and permitting were in place
- Consider appropriate mitigation that reflects the loss of a mature oak

Mitigation Considerations

Given the ecological value of oak trees and their slow growth rate, replacement planting plays an important role in maintaining long-term canopy.

A replacement ratio (such as 4:1, LA County standard) could help:

- Offset the loss of a mature tree
- Support canopy goals over time

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- Align with the broader intent of preservation within the ordinance

Consistency and Long-Term Stewardship

Ensuring that situations like this are carefully reviewed can help:

- Maintain consistency in how the ordinance is applied
- Encourage best practices during construction near protected trees
- Support the City's long-term environmental and canopy goals

I appreciate the time and care the Committee takes in reviewing these cases. This tree, while no longer viable, still represents an important opportunity to reinforce the City's commitment to oak preservation and thoughtful development.

Thank you for your consideration.

Sincerely,
Rosemary Gavidia
Grow Monrovia

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A response to today's agenda item MISC2026-0005

From Yahoo Mail <[REDACTED]>
Date Wed 3/18/2026 10:08 AM
To planning <planning@monroviaca.gov>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear honorable members of the Development Review Committee,
I am writing in response to today's agenda item: Miscellaneous Review; MISC2026-0005.
I ask you to reflect on whether removal of these two oak trees:

- might not merit CEQA exemption considering the environmental impact of their removal.
- might violate Monrovia's Oak Tree Protection Ordinance.
- might adversely affect the quality of life of the neighboring home due to loss of the trees' ability to cool the environment.

Please balance the desire of the builder to increase the housing on this property with the rights of the residents to as livable a space as possible.

Thank you for your attention,
Karen Jain
Monrovia resident

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Comment for 3/18 meeting

From Gabrielle Klein-Mejia [REDACTED]

Date Wed 3/18/2026 11:16 AM

To planning <planning@monroviaca.gov>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

With rising temperatures and low canopy in South Monrovia, removing mature oak trees at 541 El Norte Avenue will negatively impact our community. Please enforce Monrovia's oak tree ordinance and deny the removal of these oak tree.

Thank you,

Gabrielle Klein-Mejia

[REDACTED]

Monrovia

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Development Review Committee 3/18/26 meeting

From Wayne Socha [REDACTED]
Date Wed 3/18/2026 11:21 AM
To planning <planning@monroviaca.gov>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I support stronger enforcement of Monrovia's oak tree ordinance. The trees at 541 El Norte Avenue should be protected.

Wayne Socha

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(No subject)

From Meredith Jung <[REDACTED]>

Date Wed 3/18/2026 11:26 AM

To planning <planning@monroviaca.gov>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Planning Commission,

With rising temperatures and low canopy in South Monrovia, removing mature oak trees at 541 El Norte Avenue will negatively impact our community. Please prioritize preservation.

Thank you,
Meredith Jung
[REDACTED]

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oak trees at 541 El Norte Ave

From Dave <[REDACTED]>
Date Wed 3/18/2026 11:28 AM
To planning <planning@monroviaca.gov>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

With rising temperatures and low canopy in South Monrovia, removing mature oak trees at 541 El Norte Avenue will negatively impact our community. Please prioritize preservation.

Thank You,

David B.

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Regarding the two protected oak trees

From Stefanie <[REDACTED]>
Date Wed 3/18/2026 11:44 AM
To planning <planning@monroviaca.gov>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the City of Monrovia,

With rising temperatures (the current record breaking heat as an example) and low canopy in South Monrovia, removing mature oak trees at 541 El Norte Avenue will negatively impact our community and local wildlife. Please prioritize preservation.

With appreciation and pride,

Monrovia residence
Stefanie Aguilar Iacobucci

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Oak trees Monrovia ca

From mirna ram [REDACTED] <[REDACTED]>

Date Wed 3/18/2026 11:44 AM

To planning <planning@monroviaca.gov>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I oppose the removal of these oak trees at 541 El Norte Avenue. Monrovia should be preserving protected trees, especially given the significant loss of canopy in our community.

With rising temperatures and low canopy in south Monrovia removing of this mature oak trees will negatively impact our community. Please we ask to prioritize preservation.

Thank you.

[Sent from Yahoo Mail for iPhone](#)

**Summary of Written Public Comments
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Oak trees are protected under Monrovia's Ordinance

From Cyrille delos Santos [REDACTED]

Date Wed 3/18/2026 11:45 AM

To planning <planning@monroviaca.gov>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

With rising temperatures and low canopy in South Monrovia, removing mature oak trees at 541 El Norte Avenue will negatively impact our community. Please prioritize preservation. I oppose the removal of these oak trees.

Thank you.

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Trees on 541 El Norte Ave

From Connie Holguin <[REDACTED]>

Date Wed 3/18/2026 11:51 AM

To planning <planning@monroviaca.gov>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Official(s),

I am a 25+ year homeowner in beautiful Monrovia. I learned today about the proposed removal of oak trees on 541 El Norte Ave. I am STRONGLY opposed to this. Especially since this is being considered solely due to development reasons. I am formally requesting our City enact stronger ordinances to protect our trees.

I have been personally affected by decision made by the city regarding tree trimming. The agencies hired to do this work are horrid. They have no real expertise on how to properly care or trim trees. A beautiful blossom tree that was here years before I purchased my home was "trimmed" last year while I was out of town. That trim job KILLED the tree. It is dead because of incompetent workers who do not know how to properly care for trees.

Please do not continue with these uneducated decisions. Cutting down trees for development reasons is unethical and unnecessary.

Sincerely, a Concerned longtime Monrovia resident.

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Protect Monrovia trees

From Cheryl Oberon <[REDACTED]>

Date Wed 3/18/2026 12:06 PM

To planning <planning@monroviaca.gov>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As a lifelong resident of this city, I support protecting Monrovia trees and preserving healthy, mature trees. Removing mature trees and replacing with new, young trees is a disservice to the community and the environment. Moving forward on any development project without a full environmental review is irresponsible and short-sighted.

Respectfully,
Cheryl Oberon

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Prioritize preservation of Monrovia's trees

From Antonette Alzate <[REDACTED]>

Date Wed 3/18/2026 12:11 PM

To planning <planning@monroviaca.gov>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

As a resident of Monrovia, I support protecting our city's trees, which took decades to grow. I urge you to prioritize preservation and enforce our tree ordinance.

These mature trees provide critical shade, wildlife habitat and improve our air quality and the character of Monrovia neighborhoods. Trees are not obstructions — they are infrastructure for our health, safety and future.

Please preserve our trees and enforce our tree ordinance.

Thank you.

Antonette Alzate

Sent from my iPhone

**Summary of Written Public Comments
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Save the trees on El Norte!

From Kari McMullin <[REDACTED]>

Date Wed 3/18/2026 12:49 PM

To planning <planning@monroviaca.gov>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please oppose the removal of the oak trees at 541 El Norte Ave and develop a plan that works with these valuable assets rather than tearing them down. Our green spaces, especially our oaks, must be preserved as part of the beauty and health of our community.

Thank you,
Kari McMullin

[REDACTED] Monrovia, CA 91016

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Please don't cut down Oak trees (541 El Norte Ave)

From Mabel Lung [REDACTED]
Date Wed 3/18/2026 1:27 PM
To planning <planning@monroviaca.gov>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern:

I am writing to oppose the proposal to remove any oak trees at property address 541 El Norte Avenue. I love our city because of our many Oak trees. It's devastating to see the increasing loss of trees in our beautiful city.

Sincerely,

--
Mabel Lung
Monrovia Resident

"Leap and the net will appear!"

"Live life in service and be compensated in every way."

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Oak tree protection in Monrovia

From Karen Poindexter <[REDACTED]>
Date Wed 3/18/2026 2:15 PM
To planning <planning@monroviaca.gov>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I support stronger enforcement of Monrovia's oak tree ordinance. The trees at 541 El Norte Avenue should be protected, not removed for development convenience.

Karen Poindexter
[REDACTED], Monrovia
[REDACTED]

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Save Monrovia's Trees

From maggie fung <[REDACTED]>
Date Wed 3/18/2026 2:16 PM
To planning <planning@monroviaca.gov>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sir/Madam,

With rising temperatures and low canopy in South Monrovia, removing mature oak trees at 541 El Norte Avenue will negatively impact our community. Please prioritize preservation.

Thank you.

Maggie Fung
[REDACTED]
e. [REDACTED]

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Protect Monrovia's Trees!

From Ginny Pitchford <[REDACTED]>
Date Wed 3/18/2026 3:12 PM
To planning <planning@monroviaca.gov>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I support protecting Monrovia's trees. Please prioritize preservation and **enforce our tree ordinance!**

Removing trees means we lose SHADE and COOLING, better air quality, wildlife habitat, and the beautiful character of our canopied neighborhoods! These trees are not obstacles, they are infrastructure for our health, safety, and future!

Building high-density structures with minimal setbacks and little vegetation buffering increases fire risk, and creates hotter, more vulnerable neighborhoods! PLEASE enforce the tree ordinance!

Ginny Pitchford

**Summary of Written Public Comments
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Oak Trees at 541 El Norte Avenue

From Scott Lawrence Lawson <[REDACTED]>
Date Wed 3/18/2026 3:12 PM
To planning <planning@monroviaca.gov>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I support stronger enforcement of Monrovia’s oak tree ordinance. The trees at 541 El Norte Avenue should be protected, not removed for development convenience. With rising temperatures and low canopy in South Monrovia, removing mature oak trees at 541 El Norte Avenue will negatively impact our community. Please prioritize preservation.

Thank You, Scott

Scott Lawson
[REDACTED]
[REDACTED]