

**Summary of Written Public Comments
Submitted for Development Review Committee Meeting – April 15, 2026**

<i>Comments Received BEFORE Start of Development Review Committee March 18, 2026 Meeting</i>			
Public Comment #	Name	Agenda Item	Comment Summary or Full Comment, if brief
#1	Rosemary Gavidia	AR-3 (541 El Norte Avenue)	<p>Email from resident opposing proposal due to the following assertions:</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	Karen Jain	AR-3 (541 El Norte Avenue)	<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.
#3	Gabrielle Klein-Mejia	AR-3 (541 El Norte Avenue)	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.
#4	Wayne Socha	AR-3 (541 El Norte Avenue)	Email from resident supporting stronger enforcement of Monrovia's oak tree ordinance as the trees at 541 El Norte Avenue should be protected.
#5	Meredith Jung	AR-3 (541 El Norte Avenue)	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.
#6	David B.	AR-3 (541 El Norte Avenue)	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.
#7	Stefanie Aguilar Iacobucci	AR-3 (541 El Norte Avenue)	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.
#8	Mirna Ram	AR-3 (541 El Norte Avenue)	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.
#9	Cyrille delos Santos	AR-3 (541 El Norte Avenue)	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.

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#10	Connie Holguin	AR-3 (541 El Norte Avenue)	Email from resident opposing proposal and requesting that the City enact stronger ordinances to protect trees.
#11	Cheryl Oberon	AR-3 (541 El Norte Avenue)	Email from resident supporting the protection of Monrovia's trees and opposing the removal and replacement of mature trees with young trees.
#12	Antonette Alzate	AR-3 (541 El Norte Avenue)	Email from resident supporting the preservation of Monrovia's trees and enforcement of tree ordinances.
#13	Kari McMullin	AR-3 (541 El Norte Avenue)	Email from resident opposing proposal and requesting development of a plan that does not remove the oak trees.
#14	Mabel Lung	AR-3 (541 El Norte Avenue)	Email from resident opposing proposal.
#15	Karen Poindexter	AR-3 (541 El Norte Avenue)	Email from resident opposing proposal and supporting stronger enforcement of Monrovia's Oak Tree Ordinance.
#16	Maggie Fung	AR-3 (541 El Norte Avenue)	Email from resident opposing proposal due to how removing mature oak trees in the southern portion of Monrovia will impact the community.
#17	Ginny Pitchford	AR-3 (541 El Norte Avenue)	Email supporting preservation and enforcement of Monrovia's tree ordinance.
#18	Scott Lawson	AR-3 (541 El Norte Avenue)	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.

<i>Comments Received AFTER Start of Development Review Committee March 18, 2026 Meeting</i>			
Public Comment #	Name	Agenda Item	Comment Summary or Full Comment, if brief
#1	Amber N. Simms	AR-3 (541 El Norte Avenue)	Email from commenter in opposition of the proposal, asserting that Monrovia should be preserving protected trees given the significant loss of tree canopy in the community.
#2	Susan McCreary	AR-3 (541 El Norte Avenue)	Email from commenter in opposition of the proposal, asserting that the area south of Huntington Drive is bare and claiming that the City used to be a Tree City USA, which requires a certified arborist on City staff.
#3	Leslie A Smith Powell	AR-3 (541 El Norte Avenue)	Email from commenter in opposition of the proposal and in support of stronger enforcement of Monrovia's Oak Tree Ordinance, siting that the trees at the subject site should be protected.

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#4	Gisela Garay	AR-3 (541 El Norte Avenue)	<p>Email from commenter in opposition of the proposal and in support of the protection and preservation of Monrovia’s trees and the continued prioritization and enforcement of the City’s tree ordinances, siting the following:</p> <ul style="list-style-type: none"> • Trees are essential to the character, environmental health, and long-term resilience of Monrovia. • Trees provide shade, reduce heat, support wildlife, improve air quality, and contribute to resident quality of life. • Mature tree removal should be carefully evaluated and prevented when avoidable. <p>The City should:</p> <ul style="list-style-type: none"> • Prioritize the retention of existing mature trees • Enforce current tree protection ordinances consistently and transparently. • Require thoughtful site planning that works around existing trees. • Ensure that mitigation measures, when necessary, are meaningful and reflect the true value of what is being lost.
#5	Sally Weiss	AR-3 (541 El Norte Avenue)	<p>Email from resident in opposition of the proposal and in support of stronger enforcement of Monrovia’s Oak Tree Ordinance, siting that the trees at the subject site should be protected.</p>

<i>Comments Received AFTER Development Review Committee April 15, 2026 Agenda Publication</i>			
Public Comment #	Name	Agenda Item	Comment Summary or Full Comment, if brief
#1	Wilton Mui	AR-2 (1232 South Mayflower Avenue)	<p>Email from resident expressing concerns that project materials were not posted and, therefore, without opportunity for the public to meaningfully review and submit written comments.</p>
#2	Rosemary Gavidia	AR-3 (541 El Norte Avenue)	<p>Email from resident opposing proposal due to the following assertions:</p> <ul style="list-style-type: none"> • This item is moving forward with what appears to be a pre-approval recommendation, yet the concerns that were submitted, including requests for mitigation and further review, were not responded to, and no mitigation plan has been shared.

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			<ul style="list-style-type: none"> • The arborist report indicates that at least one of the trees likely declined due to construction impacts within the root zone, raising the question of whether work was done within the dripline without proper permitting under the oak ordinance. • This is not an oak tree removal, but a loss resulting from impact, and it should be treated differently, with proper investigation and meaningful mitigation. • Under the California Environmental Quality Act (CEQA), exemptions for development should not apply where there is a reasonable possibility of environmental harm. • Under the California Oak Woodlands Conservation Act, commonly referred to as AB 242, which led to California Environmental Quality Act (CEQA) requirements under Public Resources Code §21083.4, when a project may result in the loss or conversion of oak woodlands, the lead agency is required to determine whether that impact is significant and if so, to require mitigation. • Per a recent survey that we took of approximately 300 points in the southern area of Monrovia (below Colorado), tree and shrub canopy coverage came out to just 10.7%, with LA County canopy coverage averaging around 16%, and Monrovia canopy coverage as a whole around 18%. • As a result of a project in the southern area of Monrovia where over 20 large canopy trees, many of them oaks, were removed across two properties for development: <ul style="list-style-type: none"> ○ We’ve had to address major drainage issues, severely compacted and lifeless soil, invasive species taking over, and the complete loss of shade and canopy. ○ Because the structures were built as close as five feet from property lines, it’s been difficult,
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			<p>and in some cases impossible, to create defensible space with vegetation, or even establish healthy planting areas between structures. This ties directly into the issue of decreased setbacks.</p> <ul style="list-style-type: none"> ○ There are also privacy issues, with multiple units directly facing neighboring yards, and no room left for meaningful landscape buffering. ○ No mitigation was required for this project, and water-intensive grass was installed instead of tree replacement. <ul style="list-style-type: none"> ● When developments are allowed to build close to property lines, it removes the physical space needed to preserve mature trees, to plant new canopy, and to create defensible space between structures for fire safety. It also eliminates opportunities for front yard shade trees, increases heat, reduces walkability, and fundamentally changes the character of neighborhoods. ● This decision is not just about two trees, but about whether the oak tree ordinance is meaningfully enforced, and whether we are going to allow this pattern to continue. <p>The resident also recommended that the Committee do the following:</p> <ul style="list-style-type: none"> ● Require redesign around the subject trees where feasible. ● If removal is allowed, require meaningful mitigation that reflects the loss of mature oaks.
<p>#3</p>	<p>Lindsay Barnett</p>	<p>AR-3 (541 El Norte Avenue)</p>	<p>Email from resident in opposition of the proposal, stating the following:</p> <ul style="list-style-type: none"> ● It is extremely important to me as a resident of the southern area of Monrovia, where trees are already fewer than in the northern area of Monrovia, that these trees be protected. ● Damage to at least one of the trees appears to have been caused by construction, which demands an investigation, not removal.

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			<ul style="list-style-type: none"> The loss of these mature trees would worsen the lack of adequate tree coverage/shade.
#4	Mark Gebhardt	AR-3 (541 El Norte Avenue)	<p>Email from commenter opposing proposal due to the following assertions:</p> <ul style="list-style-type: none"> This item is moving forward with what appears to be a pre-approval recommendation, yet the concerns that were submitted, including requests for mitigation and further review, were not responded to, and no mitigation plan has been shared. The arborist report indicates that at least one of the trees likely declined due to construction impacts within the root zone, raising the question of whether work was done within the dripline without proper permitting under the oak ordinance. This is not an oak tree removal, but a loss resulting from impact, and it should be treated differently, with proper investigation and meaningful mitigation. Under the California Environmental Quality Act (CEQA), exemptions for development should not apply where there is a reasonable possibility of environmental harm. Under the California Oak Woodlands Conservation Act, commonly referred to as AB 242, which led to California Environmental Quality Act (CEQA) requirements under Public Resources Code §21083.4, when a project may result in the loss or conversion of oak woodlands, the lead agency is required to determine whether that impact is significant and if so, to require mitigation. Per a recent survey that we took of approximately 300 points in the southern area of Monrovia (below Colorado), tree and shrub canopy coverage came out to just 10.7%, with LA County canopy coverage averaging around 16%, and Monrovia canopy coverage as a whole around 18%. As a result of a project in the southern area of Monrovia where over 20 large

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			<p>canopy trees, many of them oaks, were removed across two properties for development:</p> <ul style="list-style-type: none"> ○ We’ve had to address major drainage issues, severely compacted and lifeless soil, invasive species taking over, and the complete loss of shade and canopy. ○ Because the structures were built as close as five feet from property lines, it’s been difficult, and in some cases impossible, to create defensible space with vegetation, or even establish healthy planting areas between structures. This ties directly into the issue of decreased setbacks. ○ There are also privacy issues, with multiple units directly facing neighboring yards, and no room left for meaningful landscape buffering. ○ No mitigation was required for this project, and water-intensive grass was installed instead of tree replacement. <ul style="list-style-type: none"> ● When developments are allowed to build close to property lines, it removes the physical space needed to preserve mature trees, to plant new canopy, and to create defensible space between structures for fire safety. It also eliminates opportunities for front yard shade trees, increases heat, reduces walkability, and fundamentally changes the character of neighborhoods. ● This decision is not just about two trees, but about whether the oak tree ordinance is meaningfully enforced, and whether we are going to allow this pattern to continue. <p>The resident also recommended that the Committee do the following:</p> <ul style="list-style-type: none"> ● Require redesign around the subject trees where feasible. <p>If removal is allowed, require meaningful mitigation that reflects the loss of mature oaks.</p>
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#5	Michael Scharf	AR-3 (541 El Norte Avenue)	<p>Email from resident in opposition of the proposal, stating the following:</p> <ul style="list-style-type: none"> • Given that this property has already experienced the removal of a large canopy of mature trees, including oaks, the cumulative loss at this site is significant. • When developments are allowed to build this close to property lines, it removes the physical space needed to preserve mature trees, to plant new canopy, and to create defensible space between structures for fire safety.
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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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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

**Summary of Written Public Comments
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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

**Summary of Written Public Comments
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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.

**Summary of Written Public Comments
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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]
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](#)

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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

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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."

**Summary of Written Public Comments
Submitted for Development Review Committee Meeting – April 15, 2026**

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]

**Summary of Written Public Comments
Submitted for Development Review Committee Meeting – April 15, 2026**

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]
[REDACTED]

**Summary of Written Public Comments
Submitted for Development Review Committee Meeting – April 15, 2026**

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
Submitted for Development Review Committee Meeting – April 15, 2026**

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]

**Summary of Written Public Comments
Submitted for Development Review Committee Meeting – April 15, 2026**

Stop the tree removal!!!

SM

Susan McCreary [REDACTED]

To: planning



Wed 03/18/2026 5:12 PM

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.

Stop the tree removal at 541 El Norte Ave. Please protect our remaining tree canopy, especially those keystone species such as live oak and sycamore. The area south of Huntington Drive is especially bare, worse than down town LA. Do not remove the oaks that developers have marked!

We need to remember that we used to be a Tree City USA, and that requires a certified arborist on city staff. With rising temperatures, our trees need protection and proper care. Greed is ugly, and so is the removal of our trees.

Susan McCreary
[REDACTED]

Great minds discuss ideas; average minds discuss events; small minds discuss people." –Eleanor Roosevelt

**Summary of Written Public Comments
Submitted for Development Review Committee Meeting – April 15, 2026**

El Norte Ave



Leslie Powell

To: planning



Wed 03/18/2026 5:34 PM

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

Sincerely,

Leslie A Smith Powell

Sent from my iPhone

**Summary of Written Public Comments
Submitted for Development Review Committee Meeting – April 15, 2026**

Support for Tree Preservation in Monrovia at 541 El Norte Ave

GG

Gisela Garay

To: planning



Wed 03/18/2026 6:36 PM

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 Planning and Development Review Department,

I am writing to express my support for the protection and preservation of Monrovia's trees, and to encourage the continued prioritization and enforcement of the City's tree ordinances.

Trees are not just visual elements within our neighborhoods- they are essential to the character, environmental health, and long-term resilience of Monrovia. They provide shade, reduce heat, support wildlife, improve air quality, and contribute to the overall quality of life for residents.

As development continues, it is critical that preservation remains a priority rather than an afterthought. Mature trees, in particular, represent decades of growth that cannot be easily replaced. Their removal should be carefully evaluated, and when avoidable, prevented.

I respectfully ask that the City:

- Prioritize the retention of existing mature trees wherever feasible
- Enforce current tree protection ordinances consistently and transparently
- Require thoughtful site planning that works around existing trees rather than defaulting to removal
- Ensure that mitigation measures, when necessary, are meaningful and reflect the true value of what is being lost

Monrovia has a unique identity shaped in part by its tree canopy. Protecting that identity requires intentional decisions and a commitment to long-term stewardship.

Thank you for your time and for your work in shaping the future of our community.

Sincerely,

Gisela Garay

**Summary of Written Public Comments
Submitted for Development Review Committee Meeting – April 15, 2026**

Protecting our oak trees

SW

Sally Weiss [REDACTED]

To: planning



Wed 03/18/2026 7:14 PM

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.

Sally Weiss

[REDACTED] - Monrovia

Sent from my iPhone

**Summary of Written Public Comments
Submitted for Development Review Committee Meeting – April 15, 2026**

Subject Site: 1232 S Mayflower Ave -- Unable to review



Wilton Mui

To: planning



Tue 04/14/2026 10:54 PM

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,

I understand from a mailer I received that there is a public meeting on 4/15/2026 at 4:00 pm regarding Subject Site 1232 S Mayflower Ave. Unfortunately as of 4/14/2026 10:50 pm, there are still no project materials available for public review online at www.monroviaca.gov/projects-under-review, despite the mailer saying "Project materials will be available on Thursday, April 9, 2026 (after 4:00 p.m.) at Monrovia City Hall, and online at www.monroviaca.gov/projects-under-review".

Since I have to work during regular business hours, I will not be able to attend the public meeting. However I wanted to express my concern that project materials were not posted and therefore without opportunity for the public to meaningfully review and submit written comments.

Thank you,
Wilton Mui

**Summary of Written Public Comments
Submitted for Development Review Committee Meeting – April 15, 2026**

Proposed removal of these oak trees 541 El Norte

From rosemary gavidia [REDACTED]

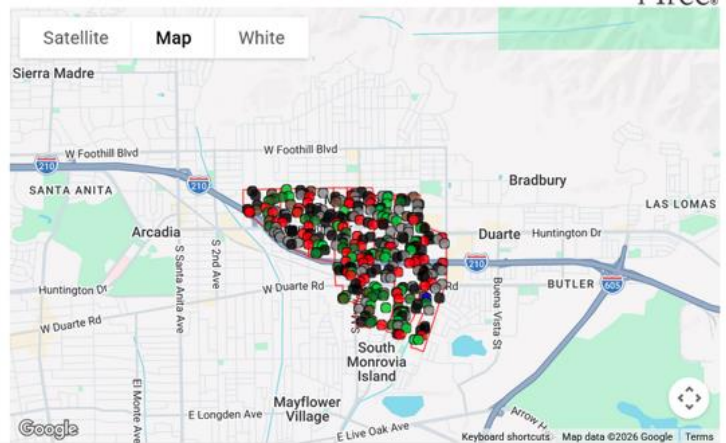
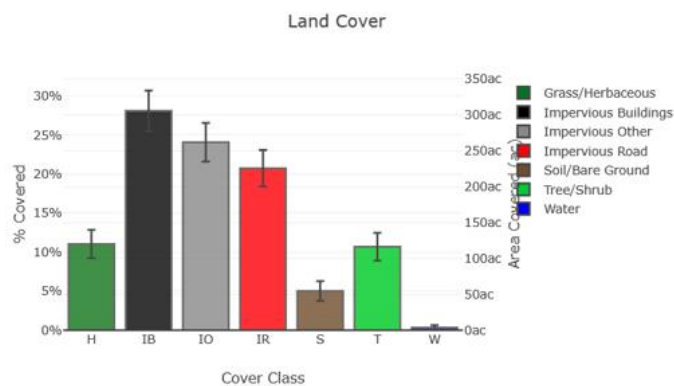
Date Wed 04/15/2026 12:23 PM

To planning <planning@monroviaca.gov>; planning <planning@monroviaca.gov>; Sheri Bermejo <sbermejo@monroviaca.gov>; Alex Tachiki <atachiki@monroviaca.gov>

i-Tree Canopy Report

i-Tree Benefits and Cover Assessment

Estimated using random sampling statistics on 4/9/2026



Abbr.	Cover Class	Description	Points	% Cover ± SE	Area (ac) ± SE
H	Grass/Herbaceous		33	11.04 ± 1.81	120.12 ± 19.72
IB	Impervious Buildings		84	28.09 ± 2.60	305.77 ± 28.29
IO	Impervious Other		72	24.08 ± 2.47	262.09 ± 26.91
IR	Impervious Road		62	20.74 ± 2.34	225.69 ± 25.52
S	Soil/Bare Ground		15	5.02 ± 1.26	54.60 ± 13.74
T	Tree/Shrub		32	10.70 ± 1.79	116.48 ± 19.46
W	Water		1	0.33 ± 0.33	3.64 ± 3.64
Total			299	100.00	1088.41

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.

Good afternoon Developmental Review Committee members,

I'm writing in opposition to the proposed removal of the oak trees at 541 El Norte, and I want to share some important context that I don't believe has been fully addressed in this item.

First, I want to note that this item is moving forward with what appears to be a pre-approval recommendation, yet the concerns that were submitted, including requests for mitigation and further review, were not responded to, and no mitigation plan has been shared.

That's concerning, especially given what we know.

The arborist report indicates that at least one of the trees likely declined due to construction impacts within the root zone. That raises a critical question- was work done within the drip line without proper permitting under our oak ordinance?

If so, this is not just a removal.

This is a loss resulting from impact, and it should be treated differently, with proper investigation and meaningful mitigation.

Second, under CEQA, exemptions for development should not apply where there is a reasonable possibility of environmental harm. The removal of two large native oak trees, especially in a low-canopy, environmentally burdened area, meets that threshold.

These are not minor impacts, and they should not be treated as such.

Summary of Written Public Comments Submitted for Development Review Committee Meeting – April 15, 2026

I also want to briefly mention the California Oak Woodlands Conservation Act, commonly referred to as AB 242, which led to CEQA requirements under Public Resources Code §21083.4.

Under this law, when a project may result in the loss or conversion of oak woodlands, the lead agency is required to determine whether that impact is significant and if so, to require mitigation.

That mitigation is not optional. It must include actions such as preserving oak habitat, planting replacement trees and maintaining them, or contributing to conservation efforts.

In other words, when development results in the loss of oak trees, especially mature canopy, the expectation under state law is that those impacts are avoided where possible, and fully mitigated where they cannot be avoided.

This is particularly relevant here, given that this property has already experienced the removal of a large canopy of mature trees, including oaks. The cumulative loss at this site is significant.

And that brings me to the broader context.

We recently surveyed approximately 300 points in South Monrovia (below Colorado). Tree and shrub canopy coverage came out to just 10.7%.

For comparison:
LA County averages around 16%, and Monrovia as a whole is around 18%.

So this area is already significantly underserved—and continuing to remove mature trees is pushing it further in the wrong direction.

We're already seeing what this looks like on the ground.

We're currently working on a project in South Monrovia where over 20 large canopy trees, many of them oaks, were removed across two properties for development.

What we're dealing with now are the real impacts of that removal.

We've had to address major drainage issues, severely compacted and lifeless soil, invasive species taking over, and the complete loss of shade and canopy.

Because the structures were built as close as 5 feet from property lines, it's been difficult, and in some cases impossible, to create defensible space with vegetation, or even establish healthy planting areas between structures.

There are also privacy issues, with multiple units directly facing neighboring yards, and no room left for meaningful landscape buffering.

No mitigation was required for that project, and not a single tree was replanted. In fact, water-intensive grass was installed instead.

These are the kinds of long-term impacts residents are left dealing with, while developers move on to the next project.

And this ties directly into the issue of decreased setbacks.

When developments are allowed to build this close to property lines, it removes the physical space needed to preserve mature trees, to plant new canopy, and to create defensible space between structures for fire safety.

It also eliminates opportunities for front yard shade trees, increases heat, reduces walkability, and fundamentally changes the character of our neighborhoods.

Once that space is gone, it cannot be recovered.

We also distributed photos to the committee at the last meeting, documenting recent large-scale tree removal across South Monrovia, and I would encourage the Committee to consider them. They show that this is not an isolated case—this is a pattern.

And I think that's really the key point here.

This decision is not just about two trees.
It's about whether our ordinance is being meaningfully enforced, and whether we are going to allow this pattern to continue.

Our oak trees are protected for a reason. They are keystone species. They provide cooling, habitat, and long-term environmental stability that cannot be replaced in any meaningful timeframe.

**Summary of Written Public Comments
Submitted for Development Review Committee Meeting – April 15, 2026**

So at a minimum, I would strongly urge the Committee to:
require redesign around these trees where feasible,
and if removal is allowed, require meaningful mitigation that reflects the loss of mature oaks.

Because right now, what we're seeing is a pattern where trees are being removed, and the long-term impacts are not being addressed.

How we respond here will set the precedent moving forward.

Thank you for your time.

Rosemary Gavidia

**Summary of Written Public Comments
Submitted for Development Review Committee Meeting – April 15, 2026**

Please keep the El Norte oaks

From lindsaysdesk@gmail.com [REDACTED]

Date Wed 04/15/2026 12:53 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 Planning Committee members,

I was very alarmed to hear of the proposed removal of the oak trees at 541 El Norte.

It is extremely important to me — as a resident of South Monrovia, where trees are already fewer than in North Monrovia — that these trees be protected.

Additionally, I have learned that damage to at least one of the trees appears to have been caused by construction. This demands an investigation, NOT removal.

In South Monrovia we already deal with a lack of adequate tree coverage/shade, worse than in L.A. as a whole, and these are mature trees whose loss would make that worse. Please protect them!

Thank you for your consideration,

Lindsay Barnett

Typed on a phone; please excuse brevity and/or typos.

**Summary of Written Public Comments
Submitted for Development Review Committee Meeting – April 15, 2026**

Save the oak trees!

From Mark Gebhardt [REDACTED]
Date Wed 04/15/2026 1:13 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.

Good afternoon Developmental Review Committee members,

I'm writing in opposition to the proposed removal of the oak trees at 541 El Norte, and I want to share some important context that I don't believe has been fully addressed in this item.

First, I want to note that this item is moving forward with what appears to be a pre-approval recommendation, yet the concerns that were submitted, including requests for mitigation and further review, were not responded to, and no mitigation plan has been shared.

That's concerning, especially given what we know.

The arborist report indicates that at least one of the trees likely declined due to construction impacts within the root zone. That raises a critical question- was work done within the drip line without proper permitting under our oak ordinance?

If so, this is not just a removal.

This is a loss resulting from impact, and it should be treated differently, with proper investigation and meaningful mitigation.

Second, under CEQA, exemptions for development should not apply where there is a reasonable possibility of environmental harm. The removal of two large native oak trees, especially in a low-canopy, environmentally burdened area, meets that threshold.

These are not minor impacts, and they should not be treated as such.

I also want to briefly mention the California Oak Woodlands Conservation Act, commonly referred to as AB 242, which led to CEQA requirements under Public Resources Code §21083.4.

Under this law, when a project may result in the loss or conversion of oak woodlands, the lead agency is required to determine whether that impact is significant and if so, to require mitigation.

That mitigation is not optional. It must include actions such as preserving oak habitat, planting replacement trees and maintaining them, or contributing to conservation efforts.

Summary of Written Public Comments
Submitted for Development Review Committee Meeting – April 15, 2026

In other words, when development results in the loss of oak trees, especially mature canopy, the expectation under state law is that those impacts are avoided where possible, and fully mitigated where they cannot be avoided.

This is particularly relevant here, given that this property has already experienced the removal of a large canopy of mature trees, including oaks. The cumulative loss at this site is significant.

And that brings me to the broader context.

We recently surveyed approximately 300 points in South Monrovia (below Colorado).

Tree and shrub canopy coverage came out to just 10.7%.

For comparison:

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So this area is already significantly underserved- and continuing to remove mature trees is pushing it further in the wrong direction.

We're already seeing what this looks like on the ground.

We're currently working on a project in South Monrovia where over 20 large canopy trees, many of them oaks, were removed across two properties for development.

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We've had to address major drainage issues, severely compacted and lifeless soil, invasive species taking over, and the complete loss of shade and canopy.

Because the structures were built as close as 5 feet from property lines, it's been difficult, and in some cases impossible, to create defensible space with vegetation, or even establish healthy planting areas between structures.

There are also privacy issues, with multiple units directly facing neighboring yards, and no room left for meaningful landscape buffering.

No mitigation was required for that project, and not a single tree was replanted. In fact, water-intensive grass was installed instead.

These are the kinds of long-term impacts residents are left dealing with, while developers move on to the next project.

And this ties directly into the issue of decreased setbacks.

When developments are allowed to build this close to property lines, it removes the physical space needed to preserve mature trees, to plant new canopy, and to create defensible space between structures for fire safety.

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It also eliminates opportunities for front yard shade trees, increases heat, reduces walkability, and fundamentally changes the character of our neighborhoods.

Once that space is gone, it cannot be recovered.

We also distributed photos to the committee at the last meeting, documenting recent large-scale tree removal across South Monrovia, and I would encourage the Committee to consider them. They show that this is not an isolated case-this is a pattern.

And I think that's really the key point here.

This decision is not just about two trees.

It's about whether our ordinance is being meaningfully enforced, and whether we are going to allow this pattern to continue.

Our oak trees are protected for a reason. They are keystone species. They provide cooling, habitat, and long-term environmental stability that cannot be replaced in any meaningful timeframe.

So at a minimum, I would strongly urge the Committee to:

require redesign around these trees where feasible,

and if removal is allowed, require meaningful mitigation that reflects the loss of mature oaks.

Because right now, what we're seeing is a pattern where trees are being removed, and the long-term impacts are not being addressed.

How we respond here will set the precedent moving forward.

Thank you for your attention to this matter.

Mark Gebhardt

**Summary of Written Public Comments
Submitted for Development Review Committee Meeting – April 15, 2026**

Oak Tree at 541 El Norte

From michael@heritageranch.net [REDACTED]
Date Wed 04/15/2026 2:30 PM
To planning <planning@monroviaca.gov>
Cc Michael Scharf [REDACTED]

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.

Good afternoon Developmental Review Committee members,

I'm writing in opposition to the proposed removal of the oak trees at 541 El Norte.

Given that this property has already experienced the removal of a large canopy of mature trees, including oaks. The cumulative loss at this site is significant.

When developments are allowed to build this close to property lines, it removes the physical space needed to preserve mature trees, to plant new canopy, and to create defensible space between structures for fire safety.

Regards -Michael Scharf
[REDACTED]