

**Summary of Written Public Comments
Submitted for Development Review Committee Meeting – May 6, 2026**

Comments Received BEFORE Development Review Committee Agenda Publication			
Public Comment #	Name	Agenda Item	Comment Summary or Full Comment, if brief
#1	Peter & Marilyn Sylchak	PH-1 (117 Sutter Creek)	<p>Letter from residents opposing proposal due to the following assertions:</p> <ul style="list-style-type: none"> • The proposed dwelling height, bulk, and overall footprint are significantly larger than the majority of homes in the area. • The proposed structure would dominate the view, create a visual imbalance and erode the character of our community. • The scale of the proposed dwelling suggests a higher occupancy potential than typical for the area. • The development would require the relocation of mature trees with no guarantee that the trees would survive. • Approving a dwelling of this scale could set a precedent for similar oversized developments in the area. • This project would gradually erode the planning controls designed to protect neighborhood character and could lead to a cumulative negative impact on the community's identity, livability, and environmental sustainability. <p>Residents request the following:</p> <ul style="list-style-type: none"> • Reject the current proposal or require substantial modifications to ensure it complies with existing zoning regulations, respects the established character of the neighborhood, and minimizes adverse impacts on residents and the environment.
#2	Danielle Kangas	PH-1 (117 Sutter Creek)	<p>Email from resident opposing proposal due to concerns regarding the following assertions:</p> <ul style="list-style-type: none"> • The proposed design is fundamentally inconsistent with the established architectural integrity of the surrounding area. It deviates from the scale and character of the neighborhood, threatening the visual harmony that defines the community.

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			<ul style="list-style-type: none"> The footprint of this building poses an immediate threat to the health and survival of two mature oak trees on the property, which are integral to the local canopy and environmental health of the area. <p>Resident requests the following:</p> <ul style="list-style-type: none"> The Committee should require a redesign that prioritizes the preservation of the two oak trees in accordance with the city’s commitment to protecting natural resources.
#3	Janeen Samuelian	PH-1 (117 Sutter Creek)	<p>Email from resident opposing proposal, stating that the current plans require further scrutiny before being allowed to proceed due to the following concerns:</p> <ul style="list-style-type: none"> The property is home to two significant oak trees that are currently threatened by the proposed house plans. The scale and design of the proposed "mansion" are inconsistent with the surrounding neighborhood. Allowing a structure that is fundamentally incompatible with the existing aesthetics undermines the integrity of our local streets. <p>Resident requests that the City delay approval of the plans until a thorough environmental assessment and a more rigorous compatibility review are conducted.</p>
#4	Mark & Julie Charvat	PH-1 (117 Sutter Creek)	<p>Letter from residents opposing proposal due to the following assertions:</p> <ul style="list-style-type: none"> No notice of public hearing was received via mail. No notice of public hearing signs were posted. The proposed home is an estimated 90% larger than the nearest 7 homes. The proposed home is 40% larger than the largest current home. City and mountain views will be severely impacted by the plan as shown.

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			<ul style="list-style-type: none"> • Two oak trees are impacted by the project, and the plans show no indication of relocating the trees. • The size and design of the proposed home is of great concern. • Increased traffic on Briarcliff should be studied for impacts on existing homes. • The proposed project should be reviewed by all departments that control new hillside building plans to make sure that wildlife and views are protected. • The approval process should be restarted. • Excavating has already taken place on the Sutter Creek cul-de-sac.
#5	Tom Yamashita & Jan Hart	PH-1 (117 Sutter Creek)	<p>Email from residents with attachment raising the following concerns regarding the proposal:</p> <ul style="list-style-type: none"> • The proposed 7,800 square-foot residence is nearly three times the size of the surrounding homes. • The scale and detached garage are not in keeping with the existing neighborhood. • The plan to relocate an existing oak tree raises significant risk and such relocation would likely result in the tree's death. • The second oak tree may be adversely affected by construction. • The oak trees are important to the neighborhood's natural landscape and should be preserved. • The request for an exception to allow a driveway grade of 20% instead of 15% appears to be an attempt to avoid compliance with the Hillside Development Permit process.
#6	Bill & Pauline Farmer	PH-1 (117 Sutter Creek)	<p>Letter from residents opposing proposal, stating the following:</p> <ul style="list-style-type: none"> • Monrovia has twice been awarded the designation of "All American City" because City administrators have continually worked in the present with an eye on the future. • Aesthetics, careful practices, and concern for the environment have

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			<p>created a city that residents are proud to call home.</p> <ul style="list-style-type: none"> • This structure is not a positive addition. • There are environmental impact concerns.
#7	Nancy O'Neal	PH-1 (117 Sutter Creek)	<p>Email and letter from resident opposing proposal due to the following assertions:</p> <ul style="list-style-type: none"> • On January 21, 2025, a driveway was excavated without permits, which is a violation of CEQA and Monrovia Municipal Code (MMC) §15.28.050. • Other homes in the neighborhood were required to obtain Hillside Development Permits through the Planning Commission. • Requiring other homes to obtain Hillside Development Permits and not requiring this proposal to obtain a Hillside Development Permit would be selective enforcement of the code. • Allowing this proposal to go to the DRC instead of Planning Commission sets a precedent building a hillside home in Monrovia without going through the proper channels for review. • The proposed house is 2.9 times larger than the average size of the surrounding homes in the Briarcliff neighborhood. • The City has stated that the house is not part of the Gold Hills neighborhood because the property has an easement that connects it to the Briarcliff private drive and the property is not in the Gold Hills homeowner's association. • The proposed house is 1.6 times larger than the average size of the surrounding homes in the Gold Hills neighborhood. • The mass and size of the home is not compatible with the neighborhood or Monrovia. • The detached garage is not compatible with the surrounding neighborhood of homes with attached garages. • The parking facilities provided do not meet MMC §17.24.030, which requires three parking spaces within an

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			<p>enclosed garage. The project proposes a two-car garage and attached single carport.</p> <ul style="list-style-type: none"> • A minor exception for driveway slope is being requested, and MMC §17.52.110 (A) states that a minor exception can be granted on the premise of avoiding “practical difficulty.” The “practical difficulty” for a steep driveway slope is unknown. • The arborist report states that the trees’ assessment is based on visual inspection only, and no subsurface root mapping or soil testing was performed. • The proposed Tree Protection Zones are inaccurate and incomplete. • The proposed relocation sites for the trees are inadequate. • The proposal does not fall within the regulations set by MMC §17.24.030 since the purpose of the code is the preservation of existing oak trees. • A variety of wildlife is seen daily at the subject site. • The Southern Mountain Yellow-legged Frog, an endangered species, is present in the area, and the LA Zoo is raising froglets to reintroduce into the San Gabriel Mountain area. <p>Resident requests the following:</p> <ul style="list-style-type: none"> • Submit the project to the Planning Commission due to the CEQA violation caused by greater than 5 feet of cut excavated for a driveway. • Require proper Hillside Development Permits to be obtained prior to any construction on the property. • Re-examine the compatibility of the proposed home in relation to the surrounding homes, including scaling down the size of the home. • Obtain an oak tree inspection from a third-party licensed arborist. • If relocation is recommended by the arborist and approved by the City, the relocation of Tree #1 should be changed to a site that does not obstruct mountain views for the neighbors.
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<p align="center">#8</p>	<p align="center">Melinda Roth</p>	<p align="center">PH-1 (117 Sutter Creek)</p>	<p>Email from resident opposing the proposal and stating the following:</p> <ul style="list-style-type: none"> • The scale and design of the proposed “mansion” are incompatible with the neighborhood and Monrovia. • The arborist report was limited to a visual inspection and did not include root mapping. Given the value of these oak trees, they urge the City to require a more thorough assessment before any approvals move forward. • The amount of trees that have been removed from the downtown area is distressing. <p>Resident requests that the City consider these concerns and either pause or further review the project to ensure that it aligns with community standards and environmental preservation.</p>
<p align="center">#9</p>	<p align="center">Jaime Covey</p>	<p align="center">PH-1 (117 Sutter Creek)</p>	<p>Email from resident opposing the proposal due to the following:</p> <ul style="list-style-type: none"> • The project will not fit with the surrounding homes. • The City’s charm should be a priority for development. <p>Resident requests that the Committee determine that the project is not the right fit for the neighborhood. The resident also expresses concern with the impact of the project on the existing oak trees.</p>
<p align="center">#10</p>	<p align="center">John Zhang</p>	<p align="center">PH-1 (117 Sutter Creek)</p>	<p>Email from resident opposing the proposal and expressing the following concerns:</p> <ul style="list-style-type: none"> • The proposed home is significantly larger than the surrounding properties and the size, along with the detached garage, is inconsistent with the neighborhood. • The proposed tree relocation carries a high risk of failure and could result in the loss of an important natural asset. • Nearby grading may further threaten surrounding vegetation. • The community has made a collective effort to preserve and protect mature trees and natural landscaping.

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			<ul style="list-style-type: none"> • The potential loss of this oak tree would be inconsistent with the values and practices of the community. • The request for a driveway grade exception raises questions about if the project is aligned with the intent of hillside development standards. • Any exceptions should be carefully evaluated to ensure that they do not set unintended precedents or circumvent established review processes. <p>Resident requests that the Committee take additional time to review the project and consider its impact on the community before making any approvals.</p>
#11	Jordan Steedman	PH-1 (117 Sutter Creek)	<p>Email from resident opposing proposal due to concerns regarding the following assertions:</p> <ul style="list-style-type: none"> • The proposed design is fundamentally inconsistent with the established architectural integrity of the surrounding area. It deviates from the scale and character of the neighborhood, threatening the visual harmony that defines the community. • The footprint of this building poses an immediate threat to the health and survival of two mature oak trees on the property, which are integral to the local canopy and environmental health of the area. <p>Resident requests the following: The Committee should require a redesign that prioritizes the preservation of the two oak trees in accordance with the city’s commitment to protecting natural resources.</p>
#12	Christine & Scott Glaser	PH-1 (117 Sutter Creek)	<p>Email from residents with attachment opposing the proposal stating the following:</p> <ul style="list-style-type: none"> • The Planning Commission should require the project to obtain a Hillside Development Permit instead of a Level 6 Neighborhood Compatibility Design Review. • A cut of land greater than 5 feet was already performed without building permits, which necessitates a Hillside Development Permit.

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			<ul style="list-style-type: none"> • If a Hillside Development Permit is not required, this would set a precedent that builders may build homes without going through the proper channels. • A cut and fill of over 5 feet is planned for the house which should trigger a Hillside Development Permit. • The house is 7,747 square feet and including the basement, the house is 11,500 square feet. • The design should be limited to two stories, including the basement. • A significant portion of the basement on the south side of the house is almost entirely above existing grade. • There are multiple walls in parallel (terraces) to bypass wall height limits. • There are balconies within the setbacks. • The garage is drawn within the required setbacks and a three-car garage should be required. • The second story should be set back an additional 15 feet from the pad edge per MMC § 17.12.010 D 4. • The height is at least 32 feet above the existing grade and severely impacts views for several neighbors. • The proposal includes extensive grading and within the dripline of mature oak trees. • This home does not match existing homes in height, roof style, and the detached garage. • There are multiple windows 15 feet from property lines directly facing other houses and the movement of the large oak tree will negatively impact views for multiple neighbors. • The proposed home is three times the size of the residents' and other Briarcliff homes. • The character of the neighborhood is jeopardized by the size of the house. • They contest that the project is Categorically Exempt (Class 3) from CEQA because it is an environmentally sensitive area.
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			<ul style="list-style-type: none"> • The arborist report is based on visual inspection only and a more in-depth analysis from a third-party arborist is necessary. <p>Residents request the following:</p> <ul style="list-style-type: none"> • Submit the plans to the Planning Commission and require a Hillside Development Permit • Ensure that the plans are within the Monrovia Municipal Code • Investigate the environmental impact • Study the compatibility of the size, height, and mass • Hire an independent arborist to do an examination of both oak trees on site.
#13	Jennifer Bond	PH-1 (117 Sutter Creek)	<p>Email from resident opposing the proposal and stating the following:</p> <ul style="list-style-type: none"> • The design and scale are inconsistent with the established homes in the area and deviates from Monrovia’s character. • The inclusion of a basement indicates a footprint of 11,500 square feet. • They urge the Committee to scrutinize the size and massing to ensure it aligns with the neighborhood and community. • The building poses a threat to two mature oak trees, which are aesthetic assets and integral to local canopy, environmental health, shade and character of the neighborhood. • They implore the Committee to require a revised site plan that demonstrates a strategy for the preservation of these oak trees. <p>Resident requests the following:</p> <ul style="list-style-type: none"> • Submit the plans to the Planning Commission and require a Hillside Development Permit • Ensure that the plans are within the Monrovia Municipal Code • Investigate the environmental impact • Study the compatibility of the size, height, and mass

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			<ul style="list-style-type: none"> • Hire an independent arborist to do an examination of both oak trees on site.
#14	E.G. Garay	PH-1 (117 Sutter Creek)	<p>Email from resident opposing the proposal and stating the following:</p> <ul style="list-style-type: none"> • The design and scale are inconsistent with the established homes in the area and deviates from Monrovia’s character. • The inclusion of a basement indicates a footprint of 11,500 square feet. • They urge the Committee to scrutinize the size and massing to ensure it aligns with the neighborhood and community. • The building poses a threat to two mature oak trees, which are aesthetic assets and integral to local canopy, environmental health, shade and character of the neighborhood. • They implore the Committee to require a revised site plan that demonstrates a strategy for the preservation of these oak trees. <p>Resident requests the following:</p> <ul style="list-style-type: none"> • Submit the plans to the Planning Commission and require a Hillside Development Permit • Ensure that the plans are within the Monrovia Municipal Code • Investigate the environmental impact • Study the compatibility of the size, height, and mass • Hire an independent arborist to do an examination of both oak trees on site.
#15	Karen Jain	AR-3 (821 East Palm Avenue)	<p>Email from resident suggesting that the mitigation for removal of this tree be the planting of two shade trees.</p>
#16	Werner De Winne	PH-1 (117 Sutter Creek)	<p>Letter from resident opposing the proposal and stating the following:</p> <ul style="list-style-type: none"> • It was alarming that the new owners dug a driveway without permits. • The resident requests that the proper review of environmental impacts occur before any further digging occurs. • The two oak trees on the property should not be threatened by the construction.

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			<ul style="list-style-type: none">• The plan to relocate one of the oak trees poses a high risk of death to the tree and the other tree is endangered by the grading and retaining walls.• Relocating one of the large oak trees to the north of the property negatively impacts the resident property's city views.• The resident requests consideration of an alternative site for transplantation, should relocation of the tree be approved.• The other houses in their neighborhood have three-car attached garages and the resident expresses that they would like the character of the neighborhood to remain consistent.
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Peter and Marilyn Sylchak

██████████
Monrovia, California 91016

RECEIVED
MAY 04 2026
BY: April Kea (Department
mail)

April 30, 2026

To: City of Monrovia, Development Review Committee
415 South Ivy Avenue
Monrovia, California 91016

Objection to Proposed Oversized Dwelling at 117 Sutter Creek, AKA Briarcliff Rd.

Dear "DRC" Board Members,


I am writing to formally object to the proposed construction of an oversized dwelling at 117 Sutter Creek, as detailed in APN: 8501-001-030. While I appreciate the importance of property development, this particular proposal raises serious concerns regarding its scale, design, and potential impact on the surrounding community.


The proposed dwelling height, bulk, and overall footprint are significantly larger than the majority of the homes in the area. Our neighborhood is defined by modestly scaled residences with consistent building lines, roof heights, and architectural styles that contribute to a cohesive streetscaped. The proposed structure would dominate the view, create a visual imbalance and erode the character of our community. The scale of the proposed dwelling suggests a higher occupancy potential than typical for the area as well. The development would require the relocation of mature trees with no guarantee that the trees would survive.

Approving a dwelling of this scale could set a precedent for similar oversized developments in the area. This would gradually erode the planning controls designed to protect neighborhood character and could lead to a cumulative negative impact on the community's identity, livability, and environmental sustainability.


In light of these concerns, I respectfully request that the planning authority either reject the current proposal or require substantial modifications to ensure it complies with existing zoning regulations, respects the established character of the neighborhood, and minimizes adverse impacts on residents and the environment.

Sincerely,


Peter Sylchak


Marilyn Sylchak

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 Outlook

RE: 117 Sutter Creek

From Danielle Kangas [REDACTED]
Date Fri 5/1/2026 12:22 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 the Monrovia Development Review Committee:

I am writing to formally express my concerns regarding the proposed development plans for 117 Sutter Creek.

As a resident invested in the future of our neighborhood, I believe the current proposal as submitted presents two significant issues:

1. Neighborhood Compatibility & Community Character.

The proposed design is fundamentally inconsistent with the established architectural integrity of the surrounding area. Monrovia's unique appeal is rooted in its historic "quaintness" and cohesive streetscapes. This new build, in its current form, deviates from the scale and character of the neighborhood, threatening the visual harmony that defines our community.


2. Preservation of Heritage Oak Trees.

The footprint of this build poses an immediate threat to the health and survival of two mature oak trees on the property. These trees are not only aesthetic assets but are integral to our local canopy and environmental health. I urge the committee to require a redesign that prioritizes the preservation of these trees in accordance with the city's commitment to protecting our natural resources. I implore the Committee to consider these impacts during your review process. Our community's aesthetic and environmental legacy depends on responsible, compatible development.

Thank you for your time and for your dedication to the preservation of Monrovia's unique character.

Best Regards,
Danielle Kangas
[REDACTED]

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 Outlook

Concerns Regarding 117 Sutter Creek Development

From Janeen Samuelian [REDACTED]
Date Fri 5/1/2026 4:00 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 Monrovia Development Review Committee,

I am writing to formally express my concerns regarding the proposed development located at **117 Sutter Creek**. As a resident who values the unique character of our community, I believe the current plans for this property require further scrutiny before being allowed to proceed.

Specifically, I would like to highlight two major points of concern:

- **Environmental Impact and Tree Preservation:** The property is home to two significant oak trees that are currently threatened by the proposed house plans. Has a comprehensive root mapping been completed? Given the importance of preserving Monrovia's natural canopy, a full, detailed investigation is necessary to ensure these trees are protected.
- **Neighborhood Compatibility:** The scale and design of the proposed "mansion" are inconsistent with the surrounding neighborhood. Monrovia is defined by its quaintness and historical charm; allowing a structure that is fundamentally incompatible with the existing aesthetics undermines the integrity of our local streets.

I understand that the planning division has faced challenges regarding this project, but I urge the city to stand firm in upholding our local standards. I am requesting that the city delay approval of these plans until a thorough environmental assessment and a more rigorous compatibility review are conducted.

Thank you for your time and for your commitment to protecting the character of our town.

Sincerely,
Janeen Samuelian
Monrovia Resident

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May 2, 2026

Regarding: New construction of a single family dwelling

Address: 117 Sutter Creek Rd Monrovia CA 91016

Thoughts respectfully presented by Mark and Julie Charvat

██████████ Monrovia, CA 91016

We were talking with a neighbor on April 30, 2016. This was the only notification Julie and I received.

The topic of our conversation was a proposed development of 117 Sutter Creek Rd. Monrovia, CA 91016

We have resided on Briarcliff Rd for more than 30 years. We are concerned with the above redevelopment. The plans on the Monrovia web give me pause to be worried about the project. We were not notified nor were there any signs posted on Briarcliff for past and current meetings regarding the project. None of my estimated 30+ homes, neighbors knew any information either. I was notified by several neighbors that were impacted severely.

Here are a few concerns that my wife and I have as Briarcliff residents.

First, ████████ Briarcliff was not notified of any pending development meetings. The meeting on May 6, 2026 is the second meeting? I took the time to review City standards or prerequisites for developing Hillside Single Family new residents.

I'm using Monrovia Residential Development Standards as my information source.

Chapter 17.2 Specifically 17.12.005, 010 through 060

With a very limited few days to check with my neighbors it seems that the project is in violation of City requirements.

1. Proper notification as required was not completed.
 - a. The City requirement is 400 ft which makes no sense in this instance,
 - b. No signage was used as notification
 - c. No mention of the access to the project has been discussed
 - d. It seems that this project warrants an Owner, builder, Architect, Engineer review with the residents of Briarcliff Rd.

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2. Neighborhood compatibility needs to be addressed
 - a. The proposed home is 90% larger than the nearest 7 homes (Estimate)
 - b. The proposed home is 40% larger than the largest current home
3. City and mountain views will be severely impacted by the plan as shown
4. Two Oak trees are impacted by the project. There is no “relocation” as noted on the plan.
 - a. Relocation is another term for “cut the tree down and pay a fine later”.
 - b. The size and design is of great concern

Our Thoughts:

Increased traffic on Briarcliff should be studied as far as impact on existing homes

The proposed project should be reviewed by all departments that control new hillside building plan.

Planning, Hillside Development, approval from CEQA, and any other agencies that exist that make sure that the hillsides, existing views of existing homes and Wildlife habitats are protected.

Julie and I believe there should be a restart of this approval process where the owners and builders follow all the rules. (i.e. There is already excavating that has taken place on the Sutter Creek cul de sac)

Thank you for your consideration.

Sincerely,



Mark Charvat
Julie Charvat

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Dear Development Review Committee,

We are writing to formally express concerns regarding the proposed building plans for the property in our Briarcliff neighborhood.

First, regarding **compatibility** the proposed residence of approximately 7,800 square feet is significantly larger—nearly three times the size—of the surrounding homes. This scale is inconsistent with the established character of our community, which consists of more modestly sized residences. Additionally, the inclusion of a detached garage is not in keeping with the existing neighborhood design. Collectively, these elements create a development that feels out of place within the context of our homes on Briarcliff road and the surrounding neighborhood.

Second, there are serious **environmental concerns**. The plan to relocate an existing oak tree raises significant risk, as we understand from consultation with a licensed arborist that such relocation would likely result in the tree's death. Furthermore, there is a second oak tree located nearby that may be adversely affected by construction activity in close proximity of the tree. These trees are an important part of the neighborhood's natural landscape and should be preserved whenever possible.

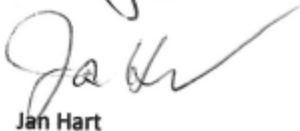
Lastly, we are concerned about the request for an **exception** to allow a driveway grade of 20%, which we understand exceeds the maximum permitted 15% grade. While the applicant states this is to maintain the natural slope of the land, it appears this request may be an attempt to avoid compliance with the Hillside Development Permit process which we believe should be enforced. We respectfully ask that these concerns be carefully reviewed and that the proposed plans be reconsidered or significantly modified to better align with neighborhood standards, environmental preservation, and applicable city regulations.

Thank you for your time and consideration.

Sincerely,



Tom Yamashita



Jan Hart

██████████
Monrovia, CA 91016
██████████

**Summary of Written Public Comments
Submitted for Development Review Committee Meeting – May 6, 2026**

RECEIVED
MAY 04 2026
BY: April Kea
(Department Mail)

May 4, 2026

City of Monrovia
Planning Division
415 South Ivy Avenue
Monrovia, CA 91016

Subject: Project Location: 117 Sutter Creek (APN 8501 001 030)

Members of the Planning Division

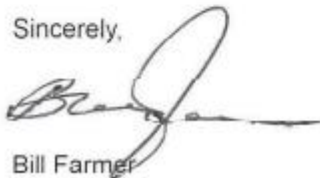
Monrovia has twice been awarded the designation of "All American City"; in 1995 and, again, in 2024, and was a finalist in 2023. This was not by accident. City administrators have continually worked in the present but with an eye on the future.


Aesthetics, engineering practices, and environmental concerns resulted in established guidelines that have stood the test of time. An eye towards aesthetics, careful excavation and building practices and concern for the future of the environment have created a beautiful small city whose residents are proud to call "home."


A structure that dwarfs the surrounding homes is not a positive addition. As proud Monrovia homeowners for 50+ years, we cannot help but be concerned about the frogs and the trees. We will miss them when they are gone.

We ask that the Planning Division carefully consider all factors in making their decision.

Sincerely,


Bill Farmer


Pauline Farmer


Monrovia, CA 91016

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Ms. Nancy O'Neal
[REDACTED]

Monrovia, CA 91016



May 4, 2026

Subject: 117 Sutter Creek (APN: 8501-001-030)

To the Development Review Committee of Monrovia,

I am writing to express concerns regarding the new construction plans for the 117 Sutter Creek property, in anticipation of the Development Review Committee hearing on Wednesday, May 6, 2026. The applicant is requesting a Level "6" Neighborhood Compatibility Design Review (DR2026-0009), a Minor Exception (ME2026-0006) from Municipal Code Section 17.24.110(F)(2) to permit a driveway slope of 20% instead of the 15% allowed, and a Miscellaneous Review (MISC2026-0010) for an Oak Tree Preservation Permit that involves relocation of one oak tree and grading plus retaining wall construction within the dripline and tree preservation zone of a second oak tree.

GRADING WITHOUT PERMITS

I want to make you aware that the owners, without permits, excavated a driveway on January 21, 2025. Grading without permits is a CEQA violation. It is also a violation of Monrovia Municipal Code §15.28.050. The grading process included cutting >5 ft into the ground (**see picture #1 at the end of this letter**). Thus, per Municipal Code §17.1.020(H) the project should be required to go through the Planning Commission to obtain Hillside Development Permits (HDP). There are other homes in the neighborhood, for example 1006 Briarcliff Rd, that had to go through the Hillside Development Permit process. There is new construction in the area, for example at 565 Norumbega Dr (approx. 3,500 sq ft) and 811 Crescent Drive (approx. 5,300 sq ft) that will be going through the HDP process. Requiring these house projects to get Hillside Development Permits, and not 117 Sutter Creek, would be **selective enforcement** of code. Furthermore, letting the proposed 117 Sutter Creek project go through the DRC instead of Planning Commission sets the precedent that any builder can come build a massive home on the hillside in Monrovia without having to go through the proper channels for city development and environmental reviews.

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NEIGHBORHOOD COMPATIBILITY

Regarding Neighborhood Compatibility, the proposed house at 7,747 sq ft is 2.9x the average size of the surrounding homes in the Briarcliff neighborhood (2,671 sq ft, including 1020/1022/1024/1026/1028/1032/1088 Briarcliff Rd properties). The city has stated that the house is NOT part of the Gold Hills neighborhood. The property has an ingress-egress easement connecting it to the Briarcliff private drive. They are going to use Sutter Creek for driveway access, which is a Gold Hills street, although again the city stated that the house is *not* a part of the Gold Hills neighborhood, and they are not a part of the Gold Hills homeowner's association. Even so, the proposed house is 1.6x the average size of the surrounding homes in the Gold Hills neighborhood (4,871 sq ft, including 108 Oak Grove, 101/105/109/113 Sutter Creek). A house of this mass and size is clearly not compatible in the Briarcliff neighborhood, nor does a mansion of this size belong in our quaint city of Monrovia.

Another detail that needs further review concerning neighborhood compatibility is the proposed detached garage. There are no houses in the surrounding neighborhood that have detached garages. Per Municipal Code §17.24.030 *Number of Spaces Required – Residential Uses* the 117 Sutter Creek property is required to have a three-car enclosed garage. Per the code, for a single-family dwelling unit, "In the Residential Foothill and Residential Estate Zones...at least three spaces per dwelling unit shall be provided in an enclosed garage." The plans show a two-car detached garage with a carport *directly* next to it. The code dictates that this house should have a three-car garage.

STEEP DRIVEWAY

Regarding the steep driveway, a Minor Exception from the §MMCS 17.24.110(F)(2) is requested by the owner. As stated in MMCS §17.52.110 (A) a minor exception can be granted on the premise of avoiding "*practical difficulty*". It is unknown what the "*practical difficulty*" is for them to have a steep driveway, other than avoiding the Planning Commission review that is required when digging >5 ft deep. If maintaining the natural slope of the land as much as possible was the owner's primary interest, then they would care about other environmental impacts, which the HDP process would review. They instead have avoided the HDP process from the beginning of their construction planning.

**Summary of Written Public Comments
Submitted for Development Review Committee Meeting – May 6, 2026**

OAK TREE PRESERVATION

Regarding the Oak Tree Preservation Permit, the report submitted by Ron Serven at the arborist company Growth Ring Services states that their assessment is based on visual inspection only, and no subsurface root mapping or soil testing was performed (reference the Memorandum from John Mayer to the DRC, pages 31 and 36). Monrovia, known as “The City of Trees,” seemingly aims to maintain appropriate tree protection. Per the MMCS §17.20.040 a Tree Protection Zone (TPZ) must be established to protect an oak tree during grading. The required TPZ is a fenced area around the tree’s drip line to prevent unnecessary encroachment into the critical root zone of the oak tree. Per accepted arboricultural standards, the TPZ boundaries measure from the trunk and extend a minimum radius of 1.5 feet per inch of trunk diameter where site conditions allow.

There is an error in their assessment pertaining to the size of the TPZ’s for both trees. The proposed TPZ’s do not incorporate the required lengths:

Tree #1: trunk diameter average 10.2 in → TPZ of 15.3 ft (120 in box size for relocation is proposed)

Trunk diameters used to calculate the average: 8/9/10.5/11.5/12 in

Tree #2: trunk diameter 21.5 in → TPZ of 32.25 ft (10 ft is proposed for the TPZ)

For Tree #1 the recommended box size for relocation is 120 in, with an unstated size for the new TPZ following transplantation. This does not fit with the appropriate tree protection plan recommended by the arborist. Furthermore, the site for relocation is significantly sloped, which would seemingly impact the tree root system.

For Tree #2 the recommended TPZ is 10 ft. It should be 32.25 ft based on the accepted arboricultural standards stated above for TPZs. The owner also includes plans for a retaining wall 6’3/4” and 10’1” from the base of the tree, along the entire relevant length of the property near the tree. These retaining walls would likely impact a significant portion of the tree’s root system. Again, root mapping would be important given the retaining walls that are going to be built near tree #2.

The plans do not fall within the regulations set forth by the Monrovia Municipal Code Oak Tree Preservation Ordinance §17.20.040. The owners preemptively proposed conditional oak tree replacement locations, perhaps in anticipation of the death of the oak trees, despite the main purpose of the code being *preservation* of existing oak trees.

**Summary of Written Public Comments
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WILDLIFE CONCERNS

Lastly, there are bears, deer, bobcats, coyotes, and other wildlife seen daily that use the land. There is also an endangered frog species, the Southern Mountain Yellow-legged Frog, existing in the area. This endangered species of frogs is being raised by the LA Zoo, with froglets being reintroduced into the San Gabriel Mountain area.

MY REQUESTS

Addressing the above concerns, I would like to request the following from the city:


1. Submit the project to the Planning Commission. There exists already greater than 5 feet of cut in a driveway excavated by the owners (Municipal Code §17.1.020(H), which is a CEQA violation.
2. Require proper Hillside Development Permits to be obtained prior to any construction on the property. Environmental and neighborhood impacts need to be reviewed.
3. Re-examine the compatibility of the proposed home in relation to the surrounding homes, which will need to include the scaling down of the size of the home. Neighborhood impacts need to be reviewed in order to uphold the integrity and character of the established surrounding neighborhood.
4. Obtain an oak tree inspection from an unbiased 3rd party licensed arborist (Municipal Code §17.20.040). The preservation of two oak trees is in jeopardy.
5. If relocation is recommended by the arborist and approved by the city, the relocation of tree #1 will need to be changed to a site that does not further obstruct mountain views for the neighbors that are already being negatively impacted by the new construction.

Kindly and respectfully,



Nancy O'Neal

**Summary of Written Public Comments
Submitted for Development Review Committee Meeting – May 6, 2026**

 Outlook

Regarding property @117 Sutter Creek

From Melinda Roth [REDACTED]
Date Mon 5/4/2026 10:56 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 Officials,

I am writing to express my concerns regarding the proposed development at 117 Sutter Creek.

First, I am concerned that the scale and design of the proposed mansion appear incompatible with the surrounding neighborhood and the character of Monrovia. The area is known for its charm and cohesion, and developments of this size risk undermining that identity.

Additionally, I am particularly concerned about the potential impact on the two oak trees located on the property. From what I understand, the arborist report submitted was limited to a visual inspection and did not include comprehensive root mapping. Given the ecological and community value of these trees, I respectfully urge the City to require a more thorough assessment before any approvals move forward.


It's already distressing the amount of trees that have been removed from our downtown area near VONS. Are we trying to turn our quaint town into Downtown LA?

I kindly ask that the City take these concerns into consideration and pause or further review the project to ensure it aligns with community standards and environmental preservation.

Thank you for your time and consideration.

Sincerely,
Melinda Roth

**Summary of Written Public Comments
Submitted for Development Review Committee Meeting – May 6, 2026**

 Outlook

117 Sutter Creek

From Jaime Covey [REDACTED]
Date Mon 5/4/2026 1:00 PM
To planning <planning@monroviaca.gov>

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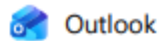
Good afternoon,

I am emailing regarding the proposed plans for 117 Sutter Creek. The proposed project will not blend into the neighborhood, it is larger than all other surrounding homes and aesthetically won't fit into the block. The integrity of our town and what is allowed to be built is something I am proud of and do not want to see compromised. The charm of our city needs to be a priority for all development. I ask you to review this project and I hope you determine that this is not the right fit for our neighborhood. I am also concerned with the existing Oak Trees and what a project this size will do to those trees.

Thank you for your time,
Jaime Covey
Monrovia Resident

Sent from my iPhone

**Summary of Written Public Comments
Submitted for Development Review Committee Meeting – May 6, 2026**



Objection to Proposed Development at 117 Sutter Creek Road

From abby xia [REDACTED]
Date Mon 5/4/2026 2:59 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 Members of the Development Review Committee,

My name is John Zhang, and I am the owner of the property located at 1031 Briarcliff. I am writing as a nearby resident to express my concerns regarding the proposed construction of the new residence on the vacant lot adjacent to our neighborhood, which is scheduled for review at the upcoming May 6 hearing.

First, I am concerned about the issue of neighborhood compatibility. The proposed home, at approximately 7,800 square feet, is significantly larger than the surrounding properties—substantially exceeding the typical scale of homes in this area. This size, along with design elements such as a detached garage, appears inconsistent with the established character of the neighborhood in terms of massing, scale, and overall visual harmony.

Second, I would like to raise concerns about the environmental impact, particularly regarding the proposal to relocate the mature oak tree on the property. Based on general arboricultural guidance, relocating a tree of this size and age carries a high risk of failure and could result in the loss of an important natural asset. Additionally, nearby grading activity may further threaten surrounding vegetation.

In our community, we have consistently made a collective effort to preserve and protect mature trees and natural landscaping. Many neighboring properties include similar large trees, and residents take pride in maintaining them as part of the neighborhood's natural character. These trees are not only environmentally valuable but also represent a form of natural heritage that we hope to preserve for future generations. The potential loss of this oak tree would be inconsistent with the values and long-standing practices of our community.

Finally, the request for a driveway grade exception (20% instead of the permitted 15%) raises questions about whether the project is fully aligned with the intent of local hillside development

**Summary of Written Public Comments
Submitted for Development Review Committee Meeting – May 6, 2026**


standards. It is important that any exceptions be carefully evaluated to ensure they do not set unintended precedents or circumvent established review processes.

Given these concerns, I respectfully request that the Committee take additional time to thoroughly review this project and consider its impacts on the surrounding community before making any approvals.

Thank you for your time and consideration.

Sincerely,
John Zhang

**Summary of Written Public Comments
Submitted for Development Review Committee Meeting – May 6, 2026**

 Outlook

Community Concern

From Jordan Steedman [REDACTED]
Date Mon 5/4/2026 9:47 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 the Monrovia Development Review Committee:

I am writing to formally express my concerns regarding the proposed development plans for 117 Sutter Creek.

As a resident invested in the future of our neighborhood, I believe the current proposal as submitted presents two significant issues:

1. Neighborhood Compatibility & Community Character.

The proposed design is fundamentally inconsistent with the established architectural integrity of the surrounding area. Monrovia's unique appeal is rooted in its historic "quaintness" and cohesive streetscapes. This new build, in its current form, deviates from the scale and character of the neighborhood, threatening the visual harmony that defines our community.

2. Preservation of Heritage Oak Trees.

The footprint of this build poses an immediate threat to the health and survival of two mature oak trees on the property. These trees are not only aesthetic assets but are integral to our local canopy and environmental health. I urge the committee to require a redesign that prioritizes the preservation of these trees in accordance with the city's commitment to protecting our natural resources. I implore the Committee to consider these impacts during your review process. Our community's aesthetic and environmental legacy depends on responsible, compatible development.

Thank you for your time and for your dedication to the preservation of Monrovia's unique character.

Best Regards,
Jordan Steedman
Monrovia Resident
[REDACTED]

**Summary of Written Public Comments
Submitted for Development Review Committee Meeting – May 6, 2026**

Scott and Christine Glaser

[REDACTED]

Monrovia, CA 91016

Subject: Proposed Project at 117 Sutter Creek (APN: 8501-001-030)

To the Committee Members of the DRC of Monrovia:

We would like to provide some written comments regarding the proposed building plans for 117 Sutter Creek, which is scheduled for review at the DRC public hearing on May 6, 2026. We have framed our comments based on the Monrovia Municipal Code 17.12.005.F which states: "No application subject to neighborhood compatibility design review approval shall be approved unless the approving body finds:

- (1) That the proposed development meets the zoning development standards applicable to the property.
- (2) That the orientation and design of the building(s) are appropriate to the size and configuration of the lot and provide a well-designed site layout.
- (3) That the proposed development is designed to be compatible with adjacent properties by reasonably minimizing impacts related to privacy and solar access.
- (4) That the proposed development is compatible with the character of the neighborhood in terms of scale, mass, height and design."

Our comments here are grouped by the four criteria above:

1. Zoning Development Standards

- First, we believe the planning commission should require that this project obtain a Hillside Development permit rather than a Level "6" Neighborhood Compatibility Design Review. A cut of land greater than 5 feet was already performed for the driveway without building permits (which is both a CEQA violation and a violation of Municipal Code 15.28.050). Excavating occurred on June 15, 2024 and again on January 21, 2025. The cutting was more than five feet into the ground, which then necessitates a Hillside Development Permit. If a Hillside Development Permit is not required, this would set a precedent that builders can enter our picturesque town to build massive homes quickly and easily without going through the proper channels

**Summary of Written Public Comments
Submitted for Development Review Committee Meeting – May 6, 2026**

including Planning Commission and the Hillside Development Permit process.

Furthermore, a cut and fill of over 5 feet is planned for the house. Attempts were made to obfuscate this by using the term basement even though that level is only partially below existing grade and using multiple retaining walls parallel with one another (on the East side of the property. **This should trigger a Hillside Development Permit requirement.**

The house is stated to be a two-story 7, 747 sq ft home. While we understand the basement is excluded from calculation of lot size to floor area ratios, it can still be included in the final permitted square footage. This would put the house at **11,500 sq ft in size.** To be compatible with neighborhood size and design it should be limited to a total of two stories, inclusive of any basement. Even with the current proposed plans, a significant portion of the basement on the south side of the house is almost entirely above existing grade. There are Gold Hills neighbors that will see a **three-story home** when standing on their property.

Additionally:

- There are multiple walls in parallel (terraces) to bypass wall height limits (code 17.12.010.E.3)
- There appears to be balconies within the proper setbacks (code 17.12.010.2.c)
- The garage as drawn is within the required setback (should be 15 feet instead of 12) (code 17.12.010.2.d)
- A three-car garage should be required (Code 17.24.030 and 16.08.135)
- The second story should be set back an additional 15 feet from the pad edge per Code 17.12.010.D.4 which states: "*Pad edge setbacks.* On hillside lots with pads adjacent to slopes of three feet or more, using the formula: slope height/3 (SH/3), the following regulations also apply: a. *Top of slope.* The vertical height of the slope as taken from the toe to top of slope (irrespective of the property line) shall be divided by three using the formula SH/3. The quotient of SH/3 shall be rounded to the nearest whole number and is the required setback for structures from the sides and rear pad edge.

**Summary of Written Public Comments
Submitted for Development Review Committee Meeting – May 6, 2026**

The maximum setback required shall be 15 feet for the single-story portion of the structure. **The second story must be set back 15 feet from the pad edge.**

2. Orientation and Design

- Height is at least 32 feet above existing grade in certain areas and severely impacts views of several neighbors.
- The proposal contains extensive grading throughout the property and within the dripline of mature oak trees.
- Existing homes in the area are two story homes, and this home would be an outlier at three stories and with a height taller than other homes. Furthermore, the roof is much flatter than other roofs which are more pitched, further adding to the bulk of the house.
- Numerous aspects of this home appear to have been proposed to the maximums of code (height, square footage, setbacks, grading, etc.) which is not consistent with other houses in the area.
- All houses in the area have an attached garage and the detached garage is not consistent with the neighborhood and creates additional view obstructions for neighbors.

3. Privacy Impacts

- Multiple windows 15 feet from property line directly facing other houses
- Movement of a large oak tree to front of house will negatively impact views for multiple neighbors. The oak tree would be better suited in the backyard of the house.

4. Neighborhood Compatibility Regarding Size

- This lot is historically part of Briarcliff and not Gold Hills. The proposed home is essentially **three times the size** of our home and the other Briarcliff homes nearby. The character of our neighborhood is severely jeopardized by the massiveness of the proposed house. Even when comparing it to the other side, the Gold Hills side (which the city has stated it is NOT a part of), it is 60-70% larger than the surrounding Gold Hills houses. Additionally, it is a three-story home unlike other homes in the area. The proposed garage is also not

**Summary of Written Public Comments
Submitted for Development Review Committee Meeting – May 6, 2026**

in sync with the surrounding homes, being that none of the Gold Hills or Briarcliff neighbors have a detached garage. The additional detached garage adds to the building footprint on the property and negatively impacts views of neighbors.

5. Environmental Concerns

- We contest that this project is Categorically Exempt (Class 3) from CEQA because it is in an environmentally sensitive area (high slope, high fire risk, high density of wildlife including an endangered species of frog).
- The applicant requested a Miscellaneous Review for an Oak Tree Preservation Permit to allow relocation of one oak tree and grading within the dripline of a second oak tree. The report submitted by Ron Serven at Growth Rings Services (hired by the owner to review their plans for the two existing oak trees) is based on visual inspection only. We are concerned these trees would not survive relocation or construction of retaining wall with backfill of soil within the drip line. We believe that a more in-depth analysis from an impartial third-party arborist is necessary before putting these trees in danger. These trees are an asset to our city of Monrovia, "The City of Trees".

Given the above concerns, these building plans must be carefully considered and we would request the following:

1. Submit the plans to the Planning commission and require a Hillside Development permit.
2. Ensure that all components of the plan are within Monrovia Municipal Code.
 - Properly prohibit retaining walls in parallel to each other and in direct proximity (i.e. stacking of walls) as a means of circumventing wall height restrictions.
 - Prevent selective enforcement of codes, which would violate the 14th Amendment's Equal Protection Clause.
3. Investigate the environmental impact on the land and the wildlife that exists on the property.
4. Study the compatibility of the proposed house in size, height, and mass comparing it to the surrounding homes. The house needs to be limited to two stories, inclusive of any basement.

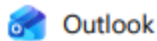
**Summary of Written Public Comments
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5. Hire a licensed, independent arborist to do a full comprehensive examination of the proposed plans for both oak trees on-site. If relocation is deemed appropriate by the arborist, it should be to a location that does not obstruct our mountain view or the view of our neighbors (598 N. Alta Vista).

With kind regards,

Scott and Christine Glaser

**Summary of Written Public Comments
Submitted for Development Review Committee Meeting – May 6, 2026**



117 Sutter Creek

From Jennifer Bond [REDACTED]
Date Tue 5/5/2026 3:10 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 the Monrovia Development Review Committee:

I am writing to formally express my significant concerns regarding the proposed development plans for the property located at **117 Sutter Creek**. As a resident deeply invested in the future and character of our neighborhood, I believe the current proposal, as submitted, raises two critical issues that warrant careful consideration and potential revision.

1. Neighborhood Compatibility and Community Character

The proposed design is fundamentally inconsistent with the established architectural integrity and scale of the surrounding area. While the applicant reports a 7,747 square foot home, the inclusion of a basement in the plans indicates a total structural footprint of approximately 11,500 square feet. This is a 3-story home. This scale is highly disproportionate to the existing homes in the immediate vicinity and deviates significantly from Monrovia's unique appeal, which is rooted in its historic "quaintness" and cohesive streetscapes. I urge the Committee to scrutinize the actual proposed building size and massing to ensure it aligns with the established neighborhood character and scale, preserving the visual harmony that defines our community.

2. Preservation of Heritage Oak Trees

The proposed building footprint poses an immediate and serious threat to the health and survival of two mature heritage oak trees located on the property. These trees are not only significant aesthetic assets but are integral to our local canopy, contributing to environmental health, shade, and the overall character of the neighborhood. I implore the Committee to require a revised site plan that demonstrates a clear and viable strategy for the preservation of these irreplaceable oak trees. This should be in accordance with the City's commitment to protecting its natural resources and canopy.

ACTION PLAN- I strongly urge the following:

- That the plans be submitted to the Planning commission and require a Hillside Development permit
- Ensure that all components of the plan are within Monrovia Municipal Code
- Formally investigate the environmental impact on the land and the wildlife that exists on the property
- Study the compatibility of the proposed house – square feet and size compared to the neighborhood
- Hire a licensed, independent arborist to do a full comprehensive examination of the proposed plans for both oak trees on-site

**Summary of Written Public Comments
Submitted for Development Review Committee Meeting – May 6, 2026**

Thank you for your time and for your dedication to preserving Monrovia's unique character.

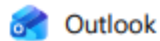
Sincerely,

Jennifer Bond

[REDACTED]

[REDACTED]

**Summary of Written Public Comments
Submitted for Development Review Committee Meeting – May 6, 2026**



Re: 117 Sutter Creek

From E.G. Garay [REDACTED]
Date Tue 5/5/2026 4:02 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 the Monrovia Development Review Committee:

I am writing to express my significant concerns on the proposed development plans for **117 Sutter Creek**. As a resident deeply invested in the future of Monrovia, I assert the current proposal, as submitted, raises two critical issues that warrant careful consideration and the potential need for revision.

1. Neighborhood Compatibility and Character

The proposed design is inconsistent with the documented architectural integrity and scale of the surrounding neighborhoods. While the applicant reports a 7,747 square foot home, the inclusion of a basement in the plans indicates a total structural footprint of approximately 11,500 square feet. This scale is grossly disproportionate to the existing homes in the area and a break from Monrovia's unique appeal. I urge the Committee to carefully scrutinize the actual proposed building size to ensure it aligns with the established neighborhood character and scale, preserving the visual harmony that defines our community.

2. Preservation of Oak Trees

The proposed building footprint poses an immediate threat to the health and survival of two mature oak trees located on the property. These trees are integral to our local canopy, contributing to environmental health, shade, and the overall character of the neighborhood. I implore the Committee to require a revised site plan that demonstrates a clear and viable strategy for the preservation of these irreplaceable oak trees. This should be in accordance with the City's commitment to protecting its natural resources and canopy.

ACTION PLAN- I strongly urge the following:

- That the plans be submitted to the Planning Commission and require a Hillside Development permit
- Ensure that all components of the plan are within the Monrovia Municipal Code
- Formally investigate the environmental impact on the land and the wildlife that exists on the property
- Study the compatibility of the proposed house – square feet, and size compared to the neighborhood
- Hire a licensed, independent arborist to do a full, comprehensive examination of the proposed plans for both oak trees on-site

Thank you for your time and for your dedication to preserving Monrovia's unique character.


**Summary of Written Public Comments
Submitted for Development Review Committee Meeting – May 6, 2026**

Sincerely,

E.G. Garay

[REDACTED]

**Summary of Written Public Comments
Submitted for Development Review Committee Meeting – May 6, 2026**

 Outlook

Comment for May 6, 2026 Meeting on Miscellaneous Review (MISC2026-0011)

From Yahoo Mail [REDACTED]
Date Wed 5/6/2026 6:50 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 Madam/Sir,

In response to the request to remove an oak tree at 821 East Palm, the DRC is asking that the property owner replace it with the planting of one tree. If the city has a goal of increasing the tree canopy, especially in areas south of Foothill Blvd, it is suggested that the mitigation for removal of this tree be the planting of two shade trees.

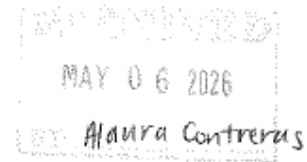
Thank you for your attention,
Karen Jain

[Sent from Yahoo Mail for iPhone](#)

**Summary of Written Public Comments
Submitted for Development Review Committee Meeting – May 6, 2026**

Mr. Werner De Winne
[REDACTED]

Monrovia, CA 91016
[REDACTED]



May 5, 2026

City of Monrovia
Planning Division
415 S. Ivy Ave.
Monrovia, CA 91016
(626) 932-5565

Subject: DRC Review of 117 Sutter Creek

Dear Development Review Committee of Monrovia,

I would respectfully request that you carefully consider a few issues that I have with the proposed plans for 117 Sutter Creek, which are scheduled for review this afternoon at the public hearing. My wife and I built our home 26 years ago and were required to go through the necessary permit process before digging. Watching the new owners dig a driveway, knowing that permits had not yet been pulled, was alarming. We know the city took great care once they were alerted to the grading that was occurring without permits, and we appreciate their quick action to stop the grading until the necessary review of the plans took place. It was against the law, specifically the California Environmental Protection Act, and I would like the proper review of the environmental impacts to take place before any further digging occurs.

My wife and I take pride in our home in the foothills, and one of the things we love the most about living up on the hill is the green mountain vegetation surrounding our house. I believe the two oak trees on the property of 117 Sutter Creek should not be threatened in any way by the construction. The plans involve relocating one of them, which poses a high risk of death to the tree. The other tree has land around it being graded and retaining walls being dug, which is putting this tree's livelihood in danger as well. I will be very disappointed if the city does not protect these trees in the proper manner. Additionally, relocating one of

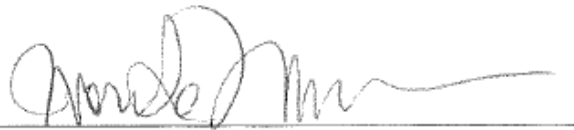
**Summary of Written Public Comments
Submitted for Development Review Committee Meeting – May 6, 2026**

the large oak trees to the north side of the property negatively impacts our city views. Please consider an alternative site for transplantation, if relocation of the tree is ultimately approved.

Finally, I believe the Development Review Committee needs to more carefully review the plans detailing the garage situation. A house of this size with a detached two-car garage plus a carport seems like an unusual combination, and Monrovia Municipal Code needs to be re-examined. The other houses on our neighborhood block all have three-car attached garages. I would like the character of the neighborhood to remain consistent, something that the Neighborhood Compatibility Design Review should address further.

I am appreciative of the opportunity to express my concerns before the DRC. Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Werner De Winne', written over a horizontal line.

Werner De Winne