



**PROJECT NUMBER** PRJ2021-002580-(5)  
**HEARING DATE** November 19, 2024  
**REQUESTED ENTITLEMENT(S)**  
 Oak Tree Permit No. RPPL2021006902

## PROJECT SUMMARY

**OWNER / APPLICANT**

Frank Kim

**MAP/EXHIBIT DATE**

April 14, 2021

**PROJECT OVERVIEW**

The Project is a request for an Oak Tree Permit to retroactively authorize the encroachment into the protected zone of three oak trees (numbers 3, 4, and 5), and pruning of two oak trees (numbers 4 and 5) in association with the legalization of the construction of an enclosed patio to create livable space in the existing single-family residence. Construction on the single-family residence will be approved under a separate Site Plan Review (RPPL2021006903).

**LOCATION**

4329 Briggs Avenue, La Crescenta-Montrose

**ACCESS**

Briggs Avenue

**ASSESSORS PARCEL NUMBER(S)**

5810-006-057

**SITE AREA**

0.47 Acres

**GENERAL PLAN / LOCAL PLAN**

Los Angeles County General Plan

**ZONED DISTRICT**

Montrose

**PLANNING AREA**

West San Gabriel Valley

**LAND USE DESIGNATION**

H9 (Residential 9 – 0 to 9 dwelling units per net acre)

**ZONE**

R-1 (Single-Family Residence)

**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

La Crescenta-Montrose

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities  
 Class 4 Categorical Exemption – Minor Alterations to Land

**KEY ISSUES**

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
  - Section [22.174.060 \(Oak Tree Permit Findings and Decision Requirements\)](#)
  - Chapter [22.328 \(La Crescenta – Montrose CSD requirements\)](#)
  - Section [22.18.040 \(Development Standards for Residential Zones\)](#)

**CASE PLANNER:**

Sean Donnelly, AICP

**PHONE NUMBER:**

(213) 893-7024

**E-MAIL ADDRESS:**

sdonnelly@planning.lacounty.gov