

**SUPPLEMENTAL
REPORT TO THE HEARING OFFICER**

DATE ISSUED: November 21, 2024
HEARING DATE: December 3, 2024 AGENDA ITEM: 4
PROJECT NUMBER: PRJ2023-003960-(1)
PERMIT NUMBER(S): Oak Tree Permit RPPL2024001753
SUPERVISORIAL DISTRICT: 1
PROJECT LOCATION: 2907 Rio Lempa Drive Hacienda Heights, CA 91745
OWNER: Ping Wei and Yong Chen
APPLICANT: Ping Wei and Yong Chen
CASE PLANNER: Carl Nadela, AICP, Principal Regional Planner
cnadela@planning.lacounty.gov

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff ("Staff") recommends **CONTINUANCE** of Project Number PRJ2023-003960-(1), Oak Tree Permit "(OTP)" Number RPPL2024001753.

Staff recommends the following motion:

CONTINUANCE:

I, THE HEARING OFFICER, CONTINUE OAK TREE PERMIT NUMBER RPPL2024001753 TO (HEARING OFFICER TO SET THE DATE).



PROJECT DESCRIPTION

A. Entitlement(s) Requested

OTP for the retroactive and proposed encroachment into the protected zone of two oak trees, including one heritage oak tree, in conjunction with a proposed Accessory Dwelling Unit (“ADU”) and retaining wall at an existing Single-Family Residence (“SFR”) in the R-A-15,000 (Residential Agricultural – 15,000 Square Feet Minimum Required Lot Area) Zone pursuant to County Code Section 22.174.030 (Oak Tree Permit Applicability).

B. Project

The Project is an OTP for the retroactive and proposed encroachment into the protected zone of two oak trees identified as Oak Trees Number 1 and 3 in the associated Oak Tree Plan. The encroachment occurred when grading activities were conducted as part of the construction of a retaining wall in the southern portion of the property. Oak Tree Number 3 is a Heritage Tree, as defined by County Code, whose roots have been damaged by the grading activities. The construction of the retaining wall has been temporarily stopped pending the approval of this OTP. Further encroachment will occur as the construction of the retaining wall is finished. The proposed ADU and retaining walls will be reviewed separately through a ministerial Site Plan Review (“SPR”), which will be filed after the approval of the subject OTP.

C. Project Updates

On August 28, 2024, Staff received questions and comments from the Hearing Officer. Staff transmitted these questions and comments to the applicant as well as other comments from Staff. On September 3, 2024, the Hearing Officer continued the matter to November 5, 2024 to allow the applicant time to address these questions and comments.

On October 24, 2024, Staff sent a Supplemental Report to the Hearing Officer indicating that Staff had not received from the applicant any responses to the questions and comments nor any revised documents. Staff had requested that during the November 5, 2024 public hearing, the applicant present updates on their response to questions and comments as well as a clear plan of action to prepare and submit the revised documents and materials requested by Staff.

On November 4, 2024, Staff received a revised Site Plan and Oak Tree Report from the applicant. Staff has reviewed these revised materials and provided further comments back to the applicant. At this time, Staff is still waiting to receive responses from the applicant on the latest comments. Staff will issue a Supplemental Report should responses to comments and revised documents are received by Staff. Otherwise, Staff recommends a further continuance to a date certain for the applicant to provide responses to Staff’s comments and revised documents.

In the meantime, Staff would like to report that the most urgent activities have begun to be implemented at the Project Site at the recommendation and under the supervision of the consulting arborist. These activities, which are also mitigation measures for this Oak Tree Permit include the installation of protective fencing around the protected oak trees and the backfilling of the area around the existing Heritage Tree at the Project Site. The County Fire Department Forestry Division issued an Emergency Oak Tree Permit on November 12, 2024 to allow this work to be conducted within the protected zones of the existing oak trees at the Project Site. This work helps remedy the impacts to the oak trees that had already occurred prior to the filing of this Oak Tree Permit application.

Report
Reviewed By: 
Maria Masis, AICP, Supervising Regional Planner

Report
Approved By: 
Susan Tae, AICP, Assistant Administrator
