

REPORT TO THE HEARING OFFICER

DATE ISSUED: January 15, 2026

HEARING DATE: January 27, 2026 AGENDA ITEM: 7

PROJECT NUMBER: PRJ2024-001752

PERMIT NUMBER(S): Oak Tree Permit (“OTP”) No. RPPL2024002242

SUPERVISORIAL DISTRICT: 5

PROJECT LOCATION: 11108 Freer Street, South Monrovia Islands

OWNER: Junzhi Jiang and Betty Chen

APPLICANT: Xitlali Del Real and John Kelly

INCLUSIONARY ZONING ORDINANCE (IHO): This project is not subject to the IHO.

CASE PLANNER: Michelle Lynch, Principal Planner
mlynch@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 **Approval** of Project Number PRJ2024-001752, OTP Number RPPL2024002242, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motion:

CEQA:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT:

I, THE HEARING OFFICER, APPROVE OAK TREE PERMIT NUMBER RPPL2024002242 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

- A retroactive Oak Tree Permit (“OTP”) for the unpermitted pruning of more than two inches in diameter of four non-heritage-sized oak trees within the existing condominium development in the A-1 (Light Agricultural Zone¹ pursuant to County Code Section 22.174.030 (Oak Tree Permit Applicability)).

B. Project

The request is for a retroactive OTP to authorize the unpermitted pruning of four non-heritage *Quercus agrifolia* (coast live oak) oak trees within an existing six-unit detached condominium development (“Project”). The pruning exceeded the maximum allowable branch diameter of two inches without prior approval pursuant to County Code Section 22.174.030 (Oak Tree Permit Applicability) and previous Oak Tree Permit No. 201400031 (“previous OTP”).

The Project was authorized under Tract No. 073191, recorded on April 11, 2018, which permitted the development of six detached condominium units on a 0.68 net acre site. A total of six mitigation oak trees were planted on the property as a condition of the previous OTP, which allowed for the retroactive removal of two native oak trees. These six mitigation oaks are protected pursuant to County Code Section 22.174.030 (Applicability).

Of the six mitigation oak trees on site, four were over-pruned and are now subject to this retroactive OTP request. The four trees are located along the front property line as depicted facing Freer Street. The remaining two trees, located within the interior of the development, were not impacted and are not included in this request. No new development or grading is proposed as part of the application.

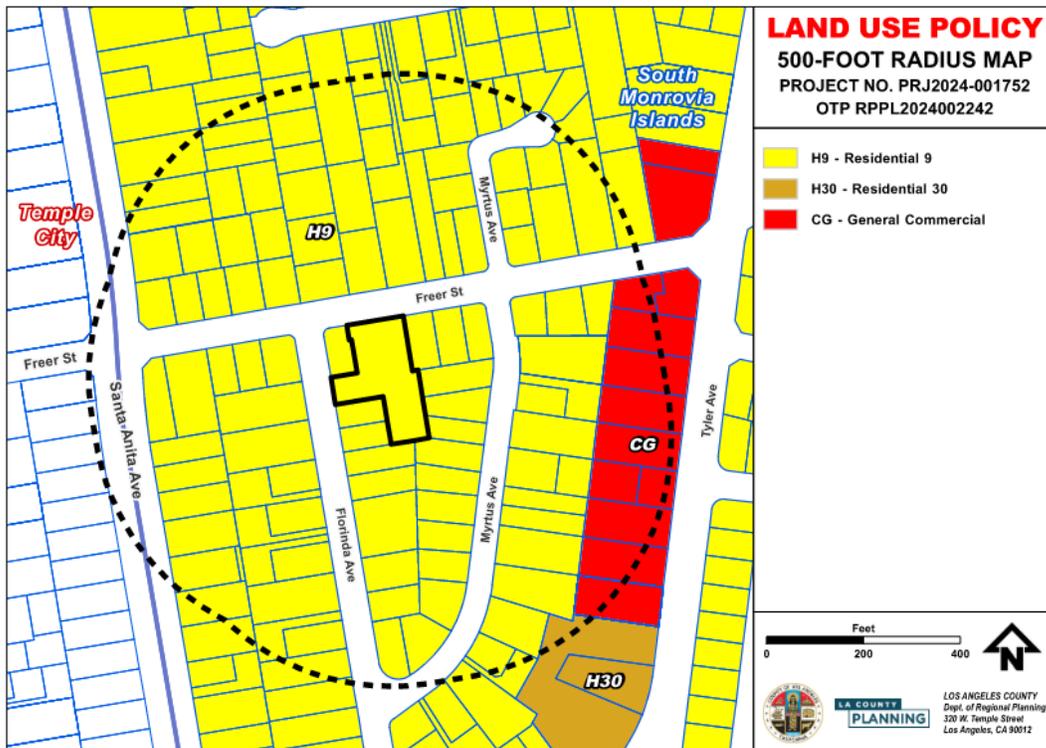
The Project site is located on a 0.68 net acre parcel accessed from Freer Street, a 60-foot-wide Secondary Highway on the County Master Plan of Highways which intersects with Florinda Avenue (“Project Site”).

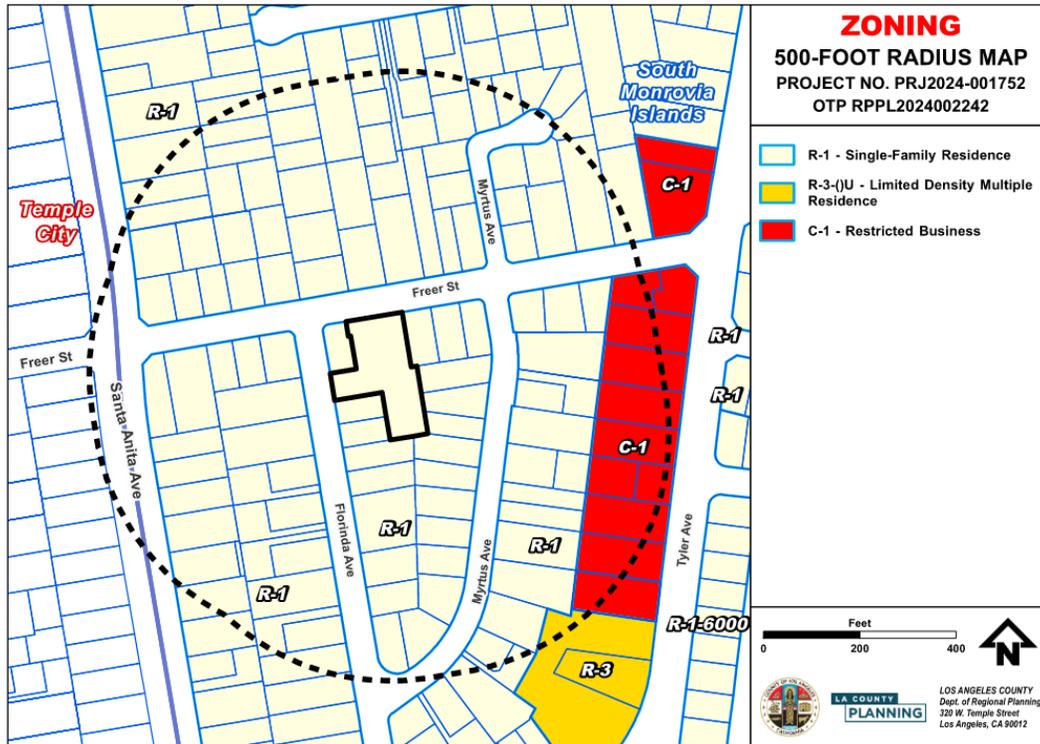
¹ Applicable zoning designation at the time the application was deemed complete. The West San Gabriel Valley Area Plan (“WSGVAP”) was adopted on March 11, 2025, and subsequent rezoning changed the subject property from A-1 to R-1 (Single-Family Residence) Zone. Pursuant to Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments) of the County Code, this OTP application, deemed complete on June 20, 2024, is subject to the zoning and regulations that were applicable to the Project prior to the adoption of the WSGVAP.

SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 500-foot radius:

LOCATION	GENERAL PLAN LAND USE POLICY ¹	ZONING	EXISTING USES
SUBJECT PROPERTY	H9 (Residential 9 - 0 to 9 Dwelling Units per Net Acre)	A-1	Detached Condominiums
NORTH	H9	A-1	Single Family Residences
EAST	H9 and CG (General Commercial)	A-1, and C-1 (Restricted Business)	Single Family Residences and commercial uses
SOUTH	H9 and H30 (Residential 30 – 20 to 30 Dwelling Units per Net Acre)	A-1 and R-3	Single Family Residences, Two-Family Residences, Multi-Family Residences
WEST	H9, and City of Temple City	A-1, and City of Temple City	Single Family Residences





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
ZCO 4851	A-1 Light Agricultural	February 11, 1974
ZCO 1494_1	Zone 1 Single Family Residence	September 12, 1927

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
Tentative Tract Map No. 073191	A Tract Map for the creation of six detached single-family condominiums	March 2, 2016
Prior OTP	A retroactive removal of two oak trees.	March 2, 2016
RPPL2020003240 Bond Release	Bond Exoneration for Tract Map No. 073191	June 22, 2020
RPAP2022005680 Site Plan Application	A vehicle and pedestrian entry gate	Exempt 06/29/2022
RPPL2017006779 Site Plan Review	Six Detached Condominium Units	April 17, 2018

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
RPCE2022000922	Hedges over the height limit	Closed March 9, 2022
RPCE2021003214	Hedges over the height limit	Closed October 14, 2021
RPCE2021003083	CSD violation for trash cans	Closed April 1, 2025
RFS2021002210	Overgrown bushes	Closed September 8, 2021
RPCE2017005005	Overgrown Vegetation	Closed May 18, 2017

ANALYSIS

A. Land Use Compatibility

The Project Site is located within a low-density residential area designated H9, which is intended for and primarily developed with single-family residences. While the Project concerns a retroactive request to address the unpermitted over-pruning of existing oak trees, the underlying approved condominium use remains consistent with the surrounding residential land uses. The existing detached condominiums are compatible in character, scale, and intensity with neighboring properties.

B. Neighborhood Impact (Need/Convenience Assessment)

The unpermitted pruning of the four oak trees has already occurred. According to the submitted Arborist Report, the over-pruning is expected to have minimal long-term impact on the health, structure, or longevity of the affected trees. The Project does not involve new construction or any physical expansion, and therefore will not result in any new visual, environmental, or neighborhood-level impacts. Approval of the retroactive OTP will enable the County Forester to conduct ongoing inspections to ensure the continued health and maintenance of the trees. Should any of the trees fail to survive, the permittee will be required to plant replacement oak trees consistent with the County's Oak Tree Ordinance requirements.

C. Design Compatibility

The request involves only the retroactive approval of prior pruning activity and does not include any new design or development proposals. The existing lot configuration, building scale, and site layout remain as previously approved and compatible with the development pattern of the surrounding neighborhood.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by Section 22.174.060 (Findings) of the County Code. The Burden of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that the Project be found categorically exempt from the California Environmental Quality Act (CEQA) pursuant to the following provisions of the State CEQA Guidelines and the County's Environmental Document Reporting Procedures and Guidelines:

Class 1 – Existing Facilities (Section 15301)

Class 4 – Minor Alterations to Land (Section 15304)

The Project involves retroactive approval for the unpermitted pruning of four non-heritage-sized oak trees, specifically for pruning cuts exceeding two inches in diameter. The over-pruning activity has not resulted in significant adverse environmental effects, and no new development or grading is proposed. The four trees do not meet the definition of an oak tree woodland per the LA County Oak Woodlands Conservation Management Plan. An oak tree woodland is an oak stand, including the understory, which consist of two or more oak trees of at least five inches in diameter measured at 4.5 feet above the mean natural grade, with a greater than 10 percent canopy cover. Since these trees are considered juveniles per the Oak Tree report and were planted as a mitigation measure to replace two existing native trees, it does not meet the required 10 percent canopy cover.

Any future maintenance and pruning will be required to comply with the approved Oak Tree Care and Maintenance Plan and all conditions established by the County Forester.

The Project qualifies for the Class 1 Exemption as it pertains to an existing residential development with no physical alterations to existing structures, and for the Class 4 Exemption due to the potential requirement for new mitigation tree planting should any existing trees fail. The Project Site is not located within an environmentally sensitive area, hazardous waste site, or designated historic district. There are no unusual circumstances or cumulative impacts that would preclude the application of the exemptions.

Accordingly, staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA. An Environmental Determination has been prepared and is included as Exhibit F – Environmental Determination.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

The County Fire Department’s Forestry Division, in a letter dated February 13, 2025 recommended that the Project proceed to public hearing with required conditions of approval.

B. Other Agency Comments and Recommendations

Staff have not received any comments at the time of report preparation.

C. Public Comments

Staff received two public comments in opposition to the Project. Both comments were received via email. The communications were in opposition to any removal of the oak trees. This Project does not propose future trimming or removal, but is for the retroactive permit for the previous unpermitted pruning.

Report
Reviewed By: Michele R. Bush
Michele Bush, Supervising Regional Planner

Report
Approved By: Susan Tae
Susan Tae, AICP, Assistant Administrator

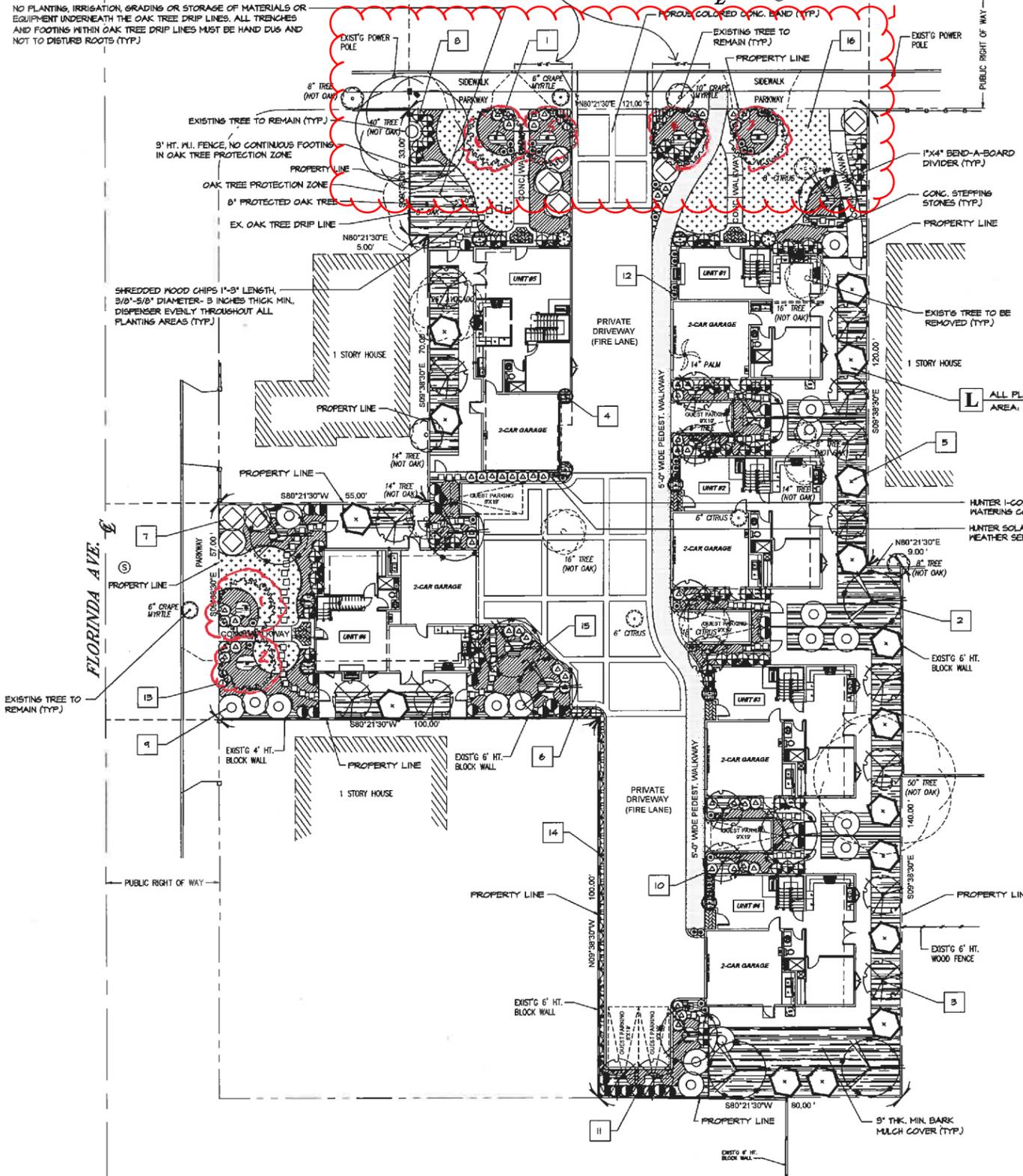
LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Site Plan
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant’s Statement of Findings
EXHIBIT F	Environmental Determination
EXHIBIT G	Photos
EXHIBIT H	Oak Tree Report
EXHIBIT I	Previous OTP Approval
EXHIBIT J	Public Comments



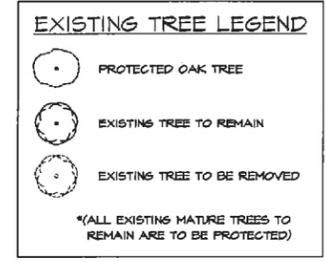
NO PLANTING, IRRIGATION, GRADING OR STORAGE OF MATERIALS OR EQUIPMENT UNDERNEATH THE OAK TREE DRIP LINES. ALL TRENCHES AND FOOTINGS WITHIN OAK TREE DRIP LINES MUST BE HAND DUG AND NOT TO DISTURB ROOTS (TYP.)

SIGHT DISTANCE AREA TO BE MAINTAINED FREE OF VISUAL OBSTRUCTIONS FOR VEHICULAR AND PEDESTRIAN TRAFFIC.

The four trees that were pruned.



- NOTE:
- TOTAL LANDSCAPE AREA: 7,257 S.F.
 - TOTAL OF (B) 24" BOX & (B) 15 GAL. DROUGHT-TOLERANT TREES PROVIDED.
 - NO GRASS/ TURF PROVIDED.
 - 100 % OF DROUGHT-TOLERANT LANDSCAPE PLANTS PROVIDED.
 - ROOT BARRIERS SHALL BE PROVIDED ON ALL NEW TREES WITHIN 5 FEET OF ALL PAVED AREAS AND FOUNDATIONS.
 - ALL PAVING AREAS SHALL BE KEPT CLEAN AND FREE OF DUST, MUD, OR TRASH.
 - ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND HEALTHY CONDITION.
 - SHREDDED WOOD CHIPS 1"-3" LENGTH, 3/8"-5/8" DIAMETER- 3 INCHES THICK MIN. DISPENSER EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT TURF AREA.
 - AUTOMATIC IRRIGATION SYSTEM WITH SMART IRRIGATION CONTROLLER SHALL BE INSTALLED IN ALL PLANTING AREAS.



EXISTING TREES PROTECTION NOTE:
 TEMPORARY PROTECTIVE FENCING SHOULD BE INSTALLED IF NECESSARY, AND CARE TAKEN TO AVOID DAMAGE TO CANOPIES OR ROOT SYSTEMS DURING CONSTRUCTION, GRADING, AND TRENCHING - USE HAND TOOLS WHEN WORKING AROUND ROOTS, AND DO NOT CUT ROOTS 2" DIAMETER OR LARGER. NO WASHINGS OF CHEMICALS OR EQUIPMENT SHOULD BE ALLOWED UNDER TREE CANOPIES. PROVIDE OCCASIONAL DEEP WATERING AS NECESSARY TO KEEP TREES HEALTHY UNTIL THE NEW IRRIGATION SYSTEM IS INSTALLED.

ALL PLANTS IS IN COMPLIANCE WITH DROUGHT-TOLERANT LANDSCAPE (DTL)

PLANT LEGEND

SYMBOL	ITEM NO.	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	TYPE	REMARK	HYDROZONE	SETBACK	PLANT FACTOR
	1	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	6	TREE	DROUGHT-TOLERANT	L	7'-6"	0.30
	2	LASERSTROEMIA INDICA 'MUSKOSKEE'	MUSKOSKEE GRAPE MYRTLE	15 GAL.	11	TREE	DROUGHT-TOLERANT	L	7'-6"	0.30
	3	LAURUS NOBILIS	SWEET BAT	15 GAL.	21	TREE	DROUGHT-TOLERANT	L	5'	0.30
	4	JUNIPERUS CHINENSIS 'HETZII COLUMNARIS'	GREEN COLUMNAR JUNIPER	5 GAL.	12	SHRUB (SPIRAL FORM)	DROUGHT-TOLERANT	L	18'	0.30
	5	PRUNUS CAROLINIANA 'MONUS'	BRIGHT N TIGHT CAROLINA LAUREL	5 GAL.	16	SHRUB	DROUGHT-TOLERANT	L	24'	0.30
	6	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	5 GAL.	2	SHRUB	DROUGHT-TOLERANT	L	18'	0.30
	7	CISTUS X PULVERULENTUS 'SUNSET'	MAGENTA ROCK ROSE	5 GAL.	8	SHRUB	DROUGHT-TOLERANT	L	36"	0.30
	8	RHAPHIOLEPIS INDICA 'PINK LADY'	PINK LADY INDIAN HAWTHORN	5 GAL.	14	SHRUB	DROUGHT-TOLERANT	L	18'	0.30
	9	CEANOTHUS G. HORIZONTALIS 'DIAMOND HEIGHTS'	VARIEGATED CARMEL CREEPER	5 GAL.	17	SHRUB	DROUGHT-TOLERANT	L	24'	0.30
	10	LAVANDULA DENTATA	FRENCH LAVENDER	5 GAL.	55	SHRUB	DROUGHT-TOLERANT	L	18'	0.30
	11	SALVIA CHAMAEDRYOIDES	MEXICAN BLUE SAGE	1 GAL.	30	SHRUB	DROUGHT-TOLERANT	L	12'	0.30
	12	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL.	94	SHRUB	DROUGHT-TOLERANT	L	12'	0.30
	13	VERBENA LILAGINA 'DE LA MINA'	DE LA MINA VERBENA	1 GAL.	12	SHRUB	DROUGHT-TOLERANT	L	12'	0.30
	14	MACFADYENA UNSUIS-CATI	CAT'S CLAW	5 GAL.	9	VINE	DROUGHT-TOLERANT	L	6'	0.30
	15	GAILLARDIA GRANDIFLORA 'GOELIN'	GOELIN BLANKET FLOWER	18" O.C.	GROUND COVER	DROUGHT-TOLERANT	L	12'	0.30	
	16	DYMONDIA MARGARETAE	SILVER CARPET	8" O.C.	GROUND COVER	DROUGHT-TOLERANT	L	6'	0.30	

- TOTAL SQUARE FOOTAGE OF LANDSCAPED AREA: 7,257 SQ. FT.
 - TOTAL DROUGHT TOLERANT PLANT MATERIAL: 100%
TOTAL LAWN AREA: NONE (0%)
 - TREE CANOPIES ARE SHOWN IN FULL MATURITY.
 - THE TYPE OF SOIL IS SUITABLE FOR ALL THE PROPOSED PLANTS IN THIS LANDSCAPE.
 - THIS APPROVAL IS FOR LANDSCAPE/IRRIGATION PLANS AND ALL COMMON AREAS MAINTAINED BY H.O.A. TO COMPLY WITH WATER-EFFICIENT LANDSCAPING (AB 1881) ONLY. ALL HARDSCAPES, RETAINING WALLS, SWIMMING POOLS, AND/OR BLOCK WALL FENCES MUST BE REVIEWED AND/OR APPROVED UNDER A SEPARATE PERMITS.
 - ALL HARDSCAPES, RETAINING WALLS, SWIMMING POOLS, AND/OR BLOCK WALLS MUST BE REVIEWED AND APPROVED UNDER A SEPARATE PERMITS.
 - ALL IMPROVEMENT WITHIN STREET RIGHT OF WAY SHALL BE PER STREET IMPROVEMENT PLAN.
 - STREET TREES WITHIN THE PUBLIC RIGHT OF WAY ARE TO BE PLANTED PER APPROVED STREET IMPROVEMENT PLANS.
 - NOT RECYCLED WATER FEATURE WITHIN THIS PROJECT.
 - SHREDDED WOOD CHIPS 1"-3" LENGTH, 3/8"-5/8" DIAMETER- 3 INCHES THICK MIN., DISPENSER EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT TURF AREA.
- | HYDROZONES | SQ. FT. | PERCENTAGE |
|------------|--------------|------------|
| L LOW | = 7,257 S.F. | 100 % |

* I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.*

CONTRACTOR TO PROTECT AND PRESERVE IN PLACE ALL EXISTING SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE RESET BY A LICENSED SURVEYOR AND APPROPRIATE CORNER RECORD MUST BE FILED WITH THE COUNTY OF LOS ANGELES.

PLANTING PLAN
 SCALE : 1/16" = 1'-0"



REVISIONS

DATE	NO

CONSULTANT LANDSCAPE ARCHITECT, LLC #310
BEN LUNDGREN & ASSOCIATES
 2605 FAIRFIELD PL.
 SAN MARINO, CA 91108
 TEL: 626-535-9544 FAX: 626-535-9534



Prepared by
TERRY LEE DESIGN GROUP
 220 W. LESLIE DR.
 SAN GABRIEL, CA 91775
 TEL: 626-285-6522 FAX: 626-285-6479

Project
6-UNIT CONDOMINIUM
 11108 FREER ST.
 TEMPLE CITY, CA 91780
 Assessor's ID No. 8574-012-026

Sheet Title
PLANTING PLAN

Date	03-01-17
Scale	1/16"=1'-0"
Drawn	T.L.
Job	092514
Sheet	2 of 4

PROJECT NUMBER

PRJ2024-001752

HEARING DATE

January 27, 2026

REQUESTED ENTITLEMENT(S)

Oak Tree Permit (“OTP”) No. RPPL2024002242

PROJECT SUMMARY**OWNER / APPLICANT**

Junzhi Jiang and Betty Chen/Xitlali Del Real and John Kelly

MAP/EXHIBIT DATE

June 20, 2024

PROJECT OVERVIEW

A retroactive OTP for pruning of branches greater than two inches in diameter on four existing non-heritage-sized oak trees located along the street frontage of Freer Street for the existing six-unit condominium development. The four trees were replacement trees required by the previous OTP No. 201400031. There are an additional two existing oak trees that were not excessively pruned, located on the property. There is no proposed development associated with this request.

LOCATION

11108 Freer Street, South Monrovia Islands

ACCESS

Freer Street

ASSESSORS PARCEL NUMBER(S)

8574-012-035, 8574-012-036, 8574-012-037, 8574-012-038, 8574-012-039, and 8574-012-040

SITE AREA

0.82 gross (0.68 net) acre

GENERAL PLAN / LOCAL PLAN

General Plan*

ZONED DISTRICT

South Arcadia

PLANNING AREA

West San Gabriel Valley

LAND USE DESIGNATION

H9 (Residential 9 - 0 to 9 Dwelling Units per Net Acre)

ZONEA-1 (Light Agricultural)¹ changed to R-1 (Single Family Residence) March 11, 2025**PROPOSED UNITS**

N/A

MAX DENSITY/UNITS

7

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

Class 4 Categorical Exemption – Minor Alterations to Land

KEY ISSUES

- Consistency with the 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)
 - Section 22.16.050 (Development Standards for A-1 and A-2)

CASE PLANNER:

Michelle Lynch

PHONE NUMBER:

(213) 893-7005

E-MAIL ADDRESS:

mlynch@planning.lacounty.gov

¹ Applicable plan and zoning designation at the time the application was deemed complete. The West San Gabriel Valley Area Plan (“WSGVAP”) was adopted on March 11, 2025, and subsequent rezoning changed the subject property from A-1 to R-1 (Single-Family Residence) Zone. Pursuant to Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments, this OTP application, deemed complete on June 20, 2024, is subject to the zoning and regulations that were applicable to the Project prior to the adoption of the WSGVAP.

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2024-001752
OAK TREE PERMIT NO. RPPL2024002242

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly noticed public hearing on January 27, 2026, in the matter of Project No. **PRJ2024-001752** Oak Tree Permit (“OTP”) No. RPPL2024002242.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The permittee, John Kelly (“Permittee”), requests the OTP to retroactively authorize pruning of branches more than two inches in diameter on four non-heritage-sized oak trees (“Project”) on a property located at 11108 Freer Street, in the unincorporated community of South Monrovia Islands (“Project Site”) in the A-1 (Light Agricultural) Zone pursuant to Los Angeles County Code (“County Code”) Section 22.174.030 (Applicability).
4. **PREVIOUS ENTITLEMENT(S).** Tentative Tract Map No. 073191, Oak Tree Permit No. 201400031 (“previous OTP”), and Environmental Assessment No. 201400267 authorized the subdivision of a 0.68-acre property into one multi-family lot with six detached condominiums and the retroactive removal of two oak trees. The authorized removals required six replacement oak trees. The mitigation ratio was one removed tree to three replacement trees (1:3). The other entitlements included ministerial site plan review RPPL201706779 for the construction of the six condominium residences and a vehicle and pedestrian entry gate that was deemed as exempt from review.
5. **LAND USE DESIGNATION.** The Project Site is located within the H9 (Residential 9 – 0 to 9 Dwelling Units per Net Acre) land use category of General Plan Land Use Policy Map.
6. **ZONING.** The Project Site is located in the South Arcadia Zoned District and is currently zoned A-1. Pursuant to County Code Section 22.174.030 (Oak Tree Permit Applicability) an OTP is required for the pruning of branches greater than two inches in diameter. Replacement trees are protected by County Code Section 22.174.30 (Applicability).

7. SURROUNDING LAND USES AND ZONING

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	H9	A-1	Single Family Residences
EAST	H9 and CG (General Commercial)	A-1, and C-1 (Restricted Business)	Single-family Residences and commercial uses
SOUTH	H9	A-1	Single Family Residences
WEST	H9	A-1, City of Temple City	Single Family Residences

8. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 0.82 gross acres (0.68 net acres) in size and consists of one legal lot. The Project Site is irregular in shape with relatively level topography and is developed with six detached condominiums each with an attached two-car garage.

B. Site Access

The Project Site is accessible via Freer Street, a 60-foot-wide secondary highway public right of way to the North. Primary access to the Project Site is via an entrance/exit on Freer Street. A secondary pedestrian access to the Project Site is via a walkway on Florinda Avenue to the west. There is no secondary vehicle access from Florinda Avenue.

C. Site Plan

The site plan depicts the Project Site with detached condominium development, and a total of six oak trees. The site plan identifies the four trees along Freer Street that were over-pruned, and two other oak trees near Florinda Avenue that were not pruned.

D. Replacement Oak Trees associated with Previous OTP

Per the requirements of the previous OTP, the Permittee was required to plant six trees. The six trees were planted as shown in the Exhibit "A". The subject four oak trees that were overpruned; the remaining two oak trees nearest Florinda Street were not included in this project scope.

9. CEQA DETERMINATION.

Staff recommends that the Project be found categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to the following provisions of the State CEQA Guidelines and the County's Environmental Document Reporting Procedures and Guidelines:

Class 1 – Existing Facilities (Section 15301)
Class 4 – Minor Alterations to Land (Section 15304)

The Project involves retroactive approval for the unpermitted over-pruning of four non-heritage-sized oak trees, specifically for pruning cuts exceeding two inches in diameter. The over-pruning activity has not resulted in significant adverse environmental effects, and no new development or grading is proposed. The four trees do not meet the definition of oak tree woodland per the LA County Oak Woodlands Conservation Management Plan. An oak tree woodland is an oak stand, including the understory, which consists of two or more oak trees of at least five inches in diameter measured at 4.5 feet above the mean natural grade, with a greater than 10 percent canopy cover. Since these trees are considered juveniles per the Oak Tree report and were planted as a mitigation measure to replace two existing native trees, they do not meet the required 10 percent canopy cover.

Any future maintenance and pruning will be required to comply with the approved Oak Tree Care and Maintenance Plan and all conditions established by the County Forester.

The Project qualifies for the Class 1 Exemption as it pertains to an existing residential development with no physical alterations to existing structures, and for the Class 4 Exemption due to the potential requirement for new mitigation tree planting should any existing trees fail. The Project Site is not located within an environmentally sensitive area, hazardous waste site, or designated historic district. There are no unusual circumstances or cumulative impacts that would preclude the application of the exemptions.

10. **COMMUNITY OUTREACH.** No community outreach was conducted at the time of the report preparation.
11. **PUBLIC COMMENTS.**
Staff has not received any comments at the time of the report preparation.
12. **AGENCY RECOMMENDATIONS.**
County Forester: Recommended clearance to public hearing with conditions in a letter dated February 13, 2025. The County Forester also confirmed that the Oak Tree Report submitted by the Permittee is accurate and complete as to the location, size, condition, and species of the oak trees on the Project Site and recommends several conditions of approval, which have been incorporated into this OTP.
13. **LEGAL NOTIFICATION.** Pursuant to Section 22.222.120 (Public Hearing Procedure) of the County Code, the community was properly notified of the public hearing by mail, newspaper, Temple City News, and property posting. Additionally, the Project was noticed, and case materials were available on LA County Planning's website. On December 11, 2025, a total of 447 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a

1,000-foot radius from the Project Site, including those on the courtesy mailing list for the South Arcadia Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

14. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan because the H9 category is intended for single-family residences, into which this Project falls. While the Project is a request for a retroactive OTP to authorize the pruning of branches greater than two inches in diameter on four non-heritage oak trees, the oak trees are associated with a detached residential condominium development.
15. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan.
 - Policy LU 4:1: Encourage infill development in urban and suburban areas on vacant, underutilized, and or brownfield sites.
 - Goal LU 7: Compatible land uses that complement neighborhood character and the natural environment.

While the Project is a request to retroactively authorize the pruning of branches greater than two inches in diameter on four non-heritage replacement oak trees, the request is not for the removal of these existing oak trees but is associated with the maintenance of the existing condominium development on the Project Site. The detached condominiums were developed on the Project Site under a tentative map and associated oak tree permit for the removal of two native oak trees. Previously, there was one single-family residence, and the approval of the six condominium units provided an additional infill development compatible with the neighborhood character and the surrounding area.

ZONING CODE CONSISTENCY FINDINGS

16. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the A-1 zoning classification. While the Project is for the retroactive unpermitted over-pruning, the existing residential condominiums are permitted in such zone pursuant to County Code Section 22.16.050 (Development Standards for A-1 and A-2), the applicable zoning designation at the time of deemed-complete application. West San Gabriel Valley Area Plan (WSGVAP) was adopted on March 11, 2025, and subsequent rezoning changed the subject property from A-1 to R-1 (Single-Family Residence) Zone. Pursuant to Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments, this OTP application, deemed complete on June 20, 2024, is subject to the zoning and regulations that were applicable to the Project prior to the adoption of the WSGVAP.

OAK TREE PERMIT FINDINGS

17. **The Hearing Officer finds that the proposed construction or proposed use will be accomplished without endangering the health of the remaining oak trees subject to [Title 22](#) regulations, if any, on the subject property.** Based on the Oak Tree Report prepared by Gulliver Ericksen, Certified Arborist, dated April 1, 2024, upon inspection of each of the trees, it was determined that the severity of this over-pruning will have minimal impact on the overall health and longevity of their survival. The Oak Tree Report concluded that there would be no damage to the current health and condition of the oak trees if all recommended preservation guidelines are followed as part of the continuous maintenance. In addition, the two existing oak trees that were not over-pruned will not be harmed with this request.
18. **The Hearing Officer finds that the removal or relocation of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters, which cannot be satisfactorily mitigated.** The Project will not result in the removal of any existing oak tree and will not result in any soil erosion at the Project Site. According to the Oak Tree Report provided by the arborist, the existing oak trees appear to be recovering from the unauthorized over-pruning on branches greater than two inches in diameter.
19. **The Hearing Officer finds that the removal or relocation of the oak trees proposed is necessary as continued existence at present locations frustrates the planned improvement or proposed use of the subject property to such an extent that placement of such trees precludes the reasonable and efficient use of such property for a use otherwise authorized.** The Project will not result in the removal of any oak trees at the Project site. The four trees are located within the front yard setback area and are not close in proximity to the existing residential condominiums. There are no proposed developments into the oak tree protected zone; therefore an alternative development plan is not required.
20. **The Hearing Officer finds that the removal of the oak trees proposed will not be contrary to or be in substantial conflict with the intent and purpose of the Oak Tree Permit procedure.** This OTP retroactively authorizes pruning on four oak trees. The oak trees will continue to be monitored by the County Forester to ensure their survival. In the event, any of the oak trees do not survive, the Permittee shall be required to plant and maintain replacement oak trees at a ratio of 2:1 on the property.

ENVIRONMENTAL FINDINGS

21. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines sections 15301 (Class 1 Exemption, Existing Facilities), and 15304 (Class 4 Exemptions, Minor Land Alterations) under the CEQA and the County environmental guidelines. The Project is a retroactive approval for the pruning of branches greater than two inches in diameter on four non-heritage-sized oak trees. The four trees do not meet the definition of an oak tree woodland per the LA County Oak Woodlands Conservation Management Plan. An oak tree woodland is an oak stand, including the understory, which consists of two or

more oak trees of at least five inches in diameter measured at 4.5 feet above the mean natural grade, with a greater than 10 percent canopy cover. Since these trees are considered juveniles per the Oak Tree report and were planted as a mitigation measure to replace two existing native trees, it does not meet the required 10 percent canopy cover. The pruning of the existing trees at the site does not have a significant adverse effect on these trees. Any future pruning must adhere to the Oak Tree Care and Maintenance plan and requirements from the County Forester. The Project qualifies for the Class 1 categorical exemption because it is associated with existing detached single-family condominiums, and no physical changes to the existing structures at the Project Site are proposed. The Project also qualifies for the Class 4 exemption because it will require the planting of new mitigation oak trees if any of the existing oak trees die at the Project Site. The Project Site is not located in an environmentally sensitive area, a hazardous waste area, nor a designated historical district. There are also no significant cumulative impacts nor unusual circumstances associated with the Project. Thus, there are no exceptions to the identified exemptions and the categorical exemptions still apply to the Project.

22. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Foothills Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The Project will be accomplished without endangering the health of the remaining oak trees subject to Chapter 22.174 of the County Code on the subject property;
- B. The pruning of the oak trees will not result in soil erosion through the diversion or increased flow of surface waters, which cannot be satisfactorily mitigated;
- C. The Project will not result in the removal of any oak trees and will continue to allow the existing oak trees to remain at the present location without precluding the reasonable and efficient use of subject property for a use otherwise authorized."
- D. The Project will not be contrary to or be in substantial conflict with the intent and purpose of the Oak Tree Permit Procedure.

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption); and 15304 (Class 4, Minor Land Alterations).
- 2. Approves **OAK TREE PERMIT NO. RPPL2024002242**, subject to the attached conditions.

PROJECT NO. PRJ2024-001752
OAK TREE PERMIT NO. RPPL2024002242

EXHIBIT C
DRAFT FINDINGS
PAGE 7 OF 7

ACTION DATE: January 27, 2026

ST:MB:ML

January 15, 2026

c: Hearing Officer, Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2024-001752
OAK TREE PERMIT NO. RPPL2024002242

PROJECT DESCRIPTION

The Project is a request to retroactively authorize pruning on branches greater than two inches in diameter that previously occurred on four non-heritage-sized replacement oak trees identified on the appurtenant Exhibit “A”, subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Permittee.** Unless otherwise apparent from the context, the term “Permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County (“County”) Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant. Notwithstanding the foregoing, this Condition No. 2 and Conditions Nos. 4, 5, and 8, shall be effective pursuant to Section 22.222.230 of the County Code.
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County’s action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).
4. **Indemnification.** The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

If, during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to County Code Section 2.170.010.

6. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. **Transfer or Lease of the Property.** Upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **Expiration.** This grant shall expire unless used within 90 days from the date of the decision for this grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. **Inspections.** The subject property shall be maintained and operated in full compliance with the conditions of this grant, including conditions indicated by the County Fire Department (“Fire”), and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. Inspections and Fees issued by Fire will be maintained separately, as required.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittee pursuant to LA County Planning’s UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be **\$456.00** per inspection, or the current recovery cost

established by LA County Planning at the time any additional inspections are required, whichever is greater.

10. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission (“Commission”) or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public’s health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.
11. **County Fire Code.** All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of Fire.
12. **Exhibit “A.”** All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning (“Director”).
13. **Maintenance.** The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.

PERMIT-SPECIFIC CONDITIONS - OAK TREE PERMIT

14. **Scope of Approval.** This grant shall retroactively authorize pruning of branches more than two inches in diameter that occurred on four non-heritage-sized oak trees as indicated on the associated Exhibit “A”.
15. **Previous Oak Tree Permit Conditions.** Oak Tree Permit No. 201400031 conditions are still in effect. The Permittee shall comply with the conditions as stated in this previous approval.
16. **County Forester’s Requirements.** The Permittee shall comply with all conditions and requirements set forth in the attached Fire letter dated February 13, 2025 (attached hereto), to the satisfaction of said Forester, except as otherwise required by the County Forester and by these conditions.

- Exhibit D-1 Fire Letter dated February 13, 2025
- Exhibit D-2 Oak Trees: Care and Maintenance Guide
- Exhibit D-3 Oak Tree Permit No. 201400031 Conditions



**COUNTY OF LOS ANGELES
FIRE DEPARTMENT**

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 881-2401
www.fire.lacounty.gov

“Proud Protectors of Life, Property, and the Environment”

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FORESTER & FIRE WARDEN

February 13, 2025

Sean Donnelly, Planner
Department of Regional Planning
Zoning Permits Section
320 West Temple Street
Los Angeles, CA 90012

Dear Sean Donnelly:

**OAK TREE PERMIT NUMBER RPPL2024002242
11108 FREER STREET, TEMPLE CITY**

We have reviewed the “Request for Oak Tree Permit #RPPL2024002242.” The project is located at 11108 Freer Street in the unincorporated area of Temple City. The Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The term "Oak Tree Report" refers to the document on file by Gulliver Erickson, the consulting arborist, dated April 01, 2024.

We recommend the following as conditions of approval:

OAK TREE PERMIT REQUIREMENTS:

1. This grant shall not be effective until the permittee and the owner of the property involved (if other than the permittee), have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all conditions of this grant. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. The permittee shall, prior to commencement of the use authorized by this grant, pay the fees invoiced through EPIC-LA to the County of Los Angeles Fire Department. Such fees shall be used to compensate the County Forester per inspection and to cover expenses

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS	CARSON	EL MONTE	INGLEWOOD	LAWNDALE	PICO RIVERA	SIGNAL HILL
ARTESIA	CERRITOS	GARDENA	IRWINDALE	LOMITA	POMONA	SOUTH EL MONTE
AZUSA	CLAREMONT	GLENDORA	LA CANADA-FLINTRIDGE	LYNWOOD	RANCHO PALOS VERDES	SOUTH GATE
BALDWIN PARK	COMMERCE	HAWAIIAN GARDENS	LA HABRA	MALIBU	ROLLING HILLS	TEMPLE CITY
BELL	COVINA	HAWTHORNE	LA MIRADA	MAYWOOD	ROLLING HILLS ESTATES	VERNON
BELL GARDENS	CUDAHY	HERMOSA BEACH	LA PUENTE	NORWALK	ROSEMEAD	WALNUT
BELLFLOWER	DIAMOND BAR	HIDDEN HILLS	LAKEWOOD	PALMDALE	SAN DIMAS	WEST HOLLYWOOD
BRADBURY	DUARTE	HUNTINGTON PARK	LANCASTER	PALOS VERDES ESTATES	SANTA CLARITA	WESTLAKE VILLAGE
CALABASAS		INDUSTRY		PARAMOUNT		WHITTIER

incurred while inspecting the project to determine the permittee's compliance with the conditions of approval. These fees provide for one (1) initial inspection prior to the commencement of construction and three (3) subsequent inspections until the conditions of approval have been met. The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.

3. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County of Los Angeles Fire Department's Forestry Division stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester, any failure to fully comply with the conditions of the grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.
4. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact as determined by the County Forester for the life of the Oak Tree Permit or the Conditional Use Permit.
5. The permittee shall install temporary chainlink fencing, not less than four (4) feet in height, to secure the protected zone of all remaining Oak trees on site as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.
6. Copies of the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval shall be kept on the project site and available for review. All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval.

PERMITTED OAK TREE ENCROACHMENT:

7. This grant allows encroachment within the protected zone of four (4) trees of the Oak genus identified as Trees labeled Oak East, Oak East of Driveway, Oak West of Driveway and Oak West on the applicant's site plan and Oak Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved and treated as recommended by the consulting arborist.
8. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two-inches in diameter or less in accordance with the guidelines published by the National Arborist Association. In no case shall more than 20% of the tree canopy of any one tree be removed.

9. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication, "Oak Trees: Care and Maintenance," prepared by the County of Los Angeles Fire Department, Forestry Division. A copy of the publication is enclosed with these conditions.

MITIGATION TREES:

10. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for any tree specified above that dies as a result of the approved encroachments. In addition, any tree that reaches ordinance size during the construction and monitoring period shall be included in this permit and subject to these conditions of approval.
11. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible provided the combined diameter of the two (2) largest stems of such trees measure a minimum of one (1) inch in diameter one (1) foot above the base.
12. Mitigation trees shall consist of indigenous varieties of *Quercus agrifolia*, grown from a local seed source.
13. Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. Mitigation trees shall be planted on site or within the same community if approved by the County Forester. If mitigation trees are deemed impossible by the County Forester, only then a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
14. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The two-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Regional Planning and the County Forester, indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive two (2) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.
15. All mitigation Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.

NON-PERMITTED ACTIONS AND VIOLATIONS:

16. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.

17. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within two (2) years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
18. No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained.
19. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.
20. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any Oak tree. No temporary structures shall be placed within the protected zone of any Oak tree.
21. Violations of the conditions of this grant shall result in immediate work stoppage or in a notice of correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the notice of correction.
22. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the County of Los Angeles Fire Department, Forestry Division for all enforcement efforts necessary to bring the subject property into compliance.

To schedule a County Forester inspection, please contact the Environmental Review Unit at (818) 890-5719.

If you have any additional questions, please contact this office at (818) 890-5719.

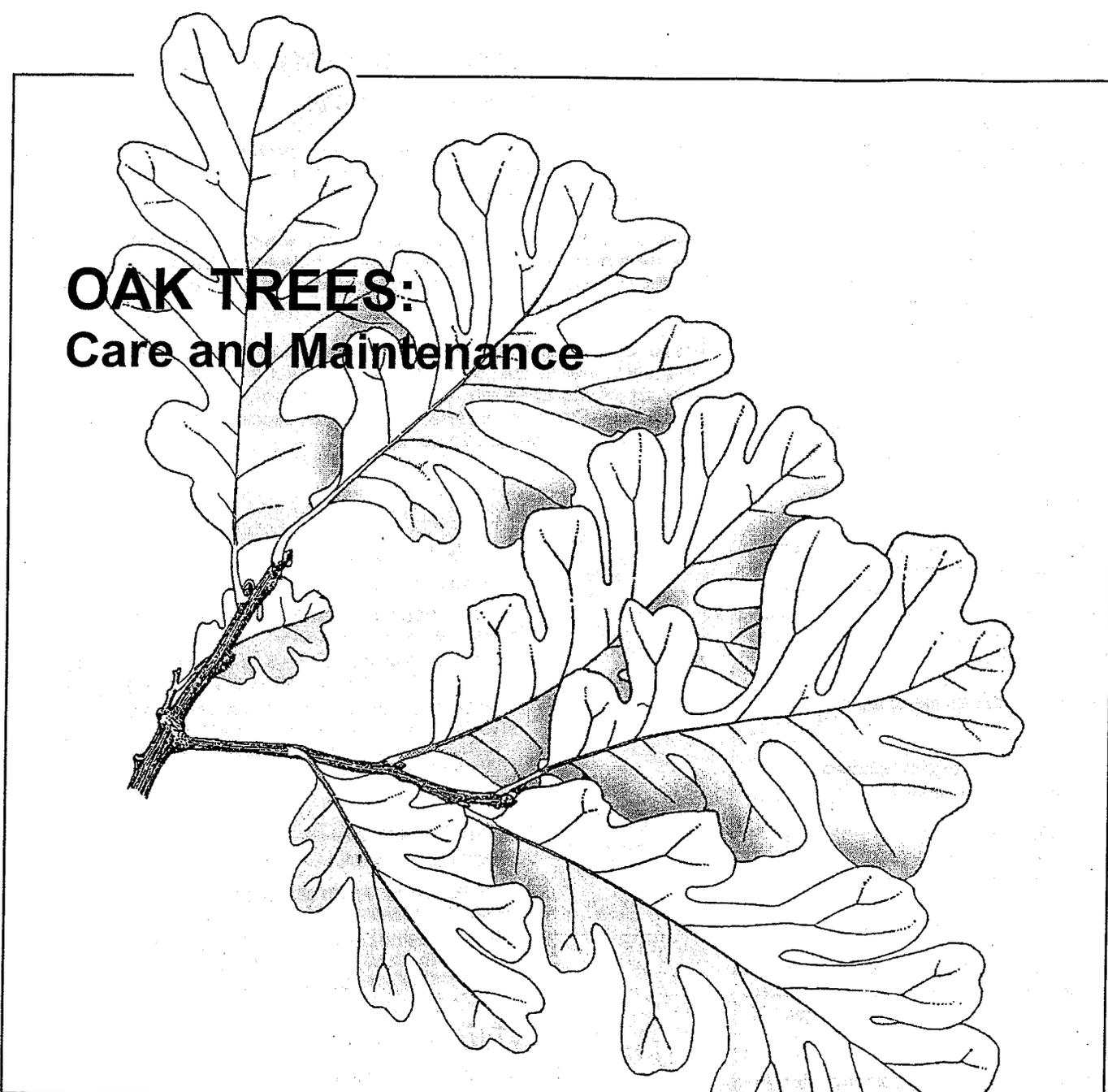
Very truly yours,



KIEN TAN, DEPUTY FORESTER, FORESTRY DIVISION
COMMUNITY RISK REDUCTION BUREAU

KT:jl

Enclosure



OAK TREES: Care and Maintenance

This Oak Tree Care and Maintenance Guide offers basic information and practical guidelines aimed at the preservation and continued health and survival of oak trees in the residential landscape.

Increasing pressure for development is changing the oak woodland of Los Angeles County. Heritage oaks which once survived in open rolling hills are now being preserved or replanted and incorporated into the community.

How do we protect these trees during the planning and development process, and ensure their survival once they are in the home garden?

The Oak Tree

Oak Trees in the residential landscape often suffer decline and early death due to conditions that are easily preventable. Damage can often take years to become evident, and by the time the trees show obvious signs of disease it is usually too late to help.

Improper watering, especially during the hot summer months, and disturbance to critical root areas are most often the causes. This booklet will provide guidelines on where these critical areas lie and ways to avoid disturbing them, as well as information on long-term care and maintenance of both natural and planted oaks. Lists of additional resources for more information and demonstration areas to visit are also included.

The Oak Tree Ordinance

The Los Angeles County Oak Tree Ordinance has been established to recognize oak trees as significant historical, aesthetic, and ecological resources. The goal of the ordinance is to create favorable conditions for the preservation and propagation of this unique and threatened plant heritage. By making this part of the development process, healthy oak trees will be preserved and maintained.

The Los Angeles County Oak Tree Ordinance applies to all unincorporated areas of the County. Individual cities may have their own ordinances, and their requirements may be different.

Permit Requirements:

Under the Los Angeles County Ordinance, a person shall not cut, destroy, remove, relocate, inflict damage, or encroach into the *protected zone* (see text) of any ordinance sized tree of the oak tree genus without first obtaining a permit.

Damage includes but is not limited to :

- Burning
- Application of toxic substances
- Pruning or cutting
- Trenching
- Excavating
- Paving
- Operation of machinery or equipment
- Changing the natural grade

Chapter 22.56.2050: Oak Tree Permit Regulations, Los Angeles County, Adopted: August 20, 1982. Amended: September 13, 1988.

For more information about the County Oak Tree Ordinance, visit the Forestry Division's website at:

http://lacofd.org/Forestry_folder/otordin.htm

Or contact:

Department of Regional Planning
320 W. Temple Street, 13th floor
Los Angeles, CA 90012-3284
(213) 974-6411
TDD: (213) 617-2292
<http://planning.co.la.ca.us>

Types of oaks commonly found in Los Angeles County:

Many kinds of oak trees are native to Los Angeles County. A few of the more common ones are shown below, but *all* oak trees are covered by the Oak Tree Ordinance.

Older oaks which have thrived under the natural rainfall patterns of dry summers and wet winters often can't handle the extra water of a garden setting. These trees must be treated with special care if they are to survive.

Those oaks that have been planted into the landscape or sprouted naturally tend to be more tolerant of watered landscapes. These vigorous young trees may grow 1½ to 4 feet a year in height under good conditions. Once established these trees would benefit from the same special care outlined in this guide.



Valley Oak QUERCUS LOBATA

LARGE DECIDUOUS TREE 60'-75' HIGH, BROADLY SPREADING 50'-80' WIDE.

LEAVES: DEEP GREEN, 3"-4" LONG: PAPER-LIKE TEXTURE WITH DEEP ROUNDED LOBES ON THE LEAF EDGE.

TENDS TO FAVOR VALLEY BOTTOMS! FOR THIS REASON THE VALLEY OAK HAS DISAPPEARED FROM THE LANDSCAPE MORE RAPIDLY, IMPACTED SEVERELY BY AGRICULTURE AND URBAN DEVELOPMENT.



Coast Live Oak QUERCUS AGRIFOLIA

LARGE EVERGREEN TREE WITH A BROAD, ROUND SHAPE AND LARGE LIMBS. 30'-70' HIGH, 35'-80' WIDE.

LEAVES: GLOSSY GREEN, 1"-3" LONG, SPINY, ROUNDED, AND HOLLY-LIKE, BUT DISTINCTLY CUPPED OR CURLED UNDER AT THE EDGES.



Interior Live Oak QUERCUS WIGLIZENII

EVERGREEN TREE 30'-75' HIGH OR A SHRUB 8'-10' HIGH IN CHAPARRAL AREAS. HAS A FULL, DENSE ROUNDED SHAPE, NOT BROAD OR WITH LARGE LIMBS LIKE A COAST LIVE OAK. THEY TEND TO GROW IN CLUMPS RATHER THAN AS A SINGLE TREE.

LEAVES: DARK GREEN, 1"-4" LONG. EDGES EITHER SMOOTH OR SPINY, BUT ALWAYS FLAT— NOT CURLED UNDER.

OTHER COMMON OAKS:

CALIFORNIA BLACK OAK: QUERCUS KELLOGGII
CANYON LIVE OAK: QUERCUS CHRYSOLEPIS
ENGELMANN OAK: QUERCUS ENGELMANNII

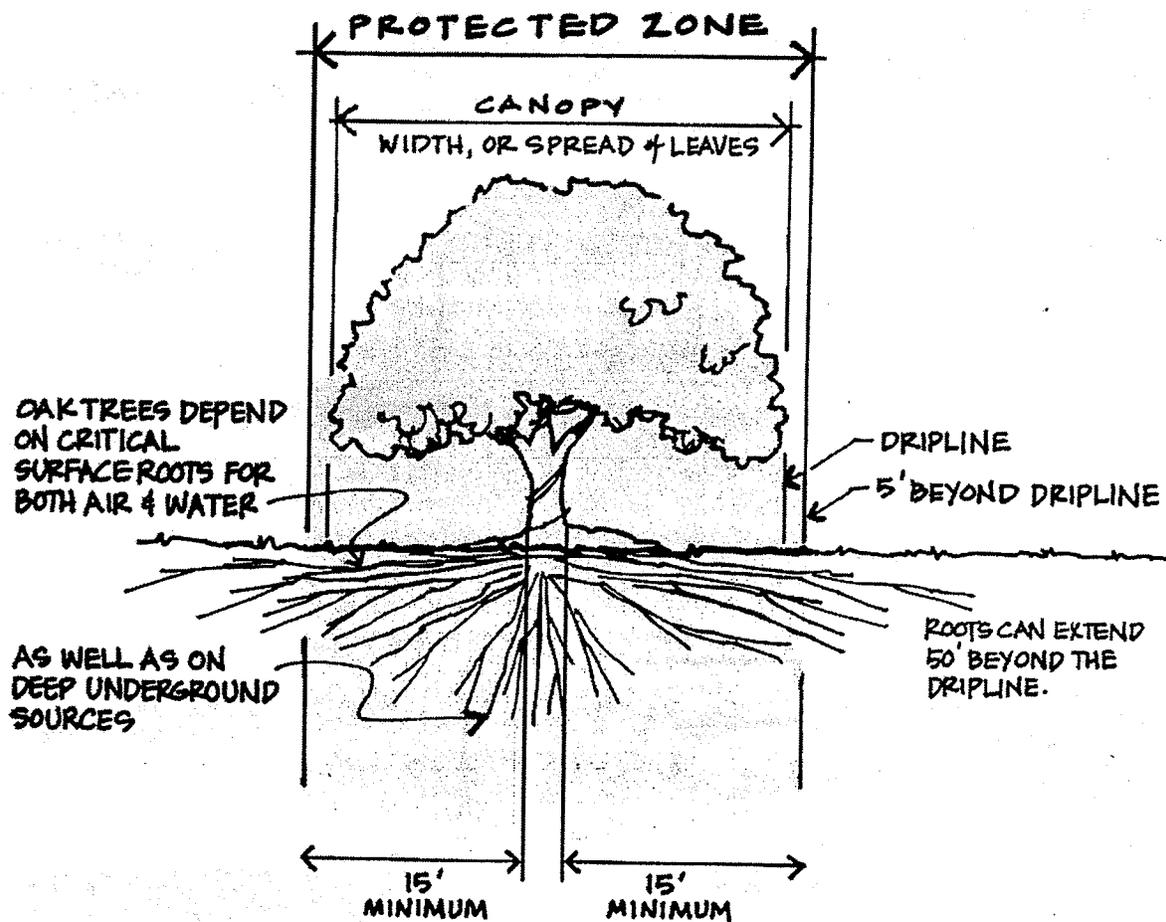
THE PROTECTED ZONE

The **protected zone** defines the area most critical to the health and continued survival of an oak tree. Oaks are easily damaged and very sensitive to disturbances that occur to the tree or in the surrounding environment.

The root system is extensive but surprisingly shallow, sometimes radiating out as much as 50 feet beyond the spread of the tree leaves, or canopy. The ground area at the outside edge of the canopy, referred to as the *dripline*, is especially important: the tree obtains most of its surface water and nutrients here, and conducts an important exchange of air and other gases.

The protected zone is defined in the Oak Tree Ordinance as follows:

"The Protected Zone shall mean that area within the dripline of an oak tree and extending there from to a point at least 5 feet outside the dripline or 15 feet from the trunk, whichever distance is greater."



CONSTRUCTION ACTIVITY WITHIN THE PROTECTED ZONE

Changes in Grade

Any change in the level of soil around an oak tree can have a negative impact. The most critical area lies within 6' to 10' of the trunk: no soil should be added or scraped away. Water should drain away from this area and not be allowed to pond so that soil remains wet at the base.

Retaining walls designed to hold back soil above or below an existing tree should be avoided if at all possible, especially within the protected zone. These types of structures cause critical areas at the dripline to be buried, or require that major roots be severed. Water trapped at the base of the tree could lead to root rot or other impacts, and to the decline and premature death of a highly valued landscape tree.

Construction activities outside the protected zone can have damaging impacts on existing trees. Underground water sources can be cut off due to falling water tables, or drainage may be disrupted.

Trenching

Digging of trenches in the root zone should be avoided. Roots may be cut or severely damaged, and the tree can be killed.

If trenches must be placed within the protected zone, utilities can be placed in a conduit, which has been bored through the soil, reducing damage to the roots. Insist that as many utilities as allowed be placed in a single trench, instead of the common practice of digging a separate trench for each individual line.

Trenching can also be accomplished using hand tools or small hand held power equipment to avoid cutting roots. Any roots exposed during this work should be covered with wet burlap and kept moist until the soil can be replaced.

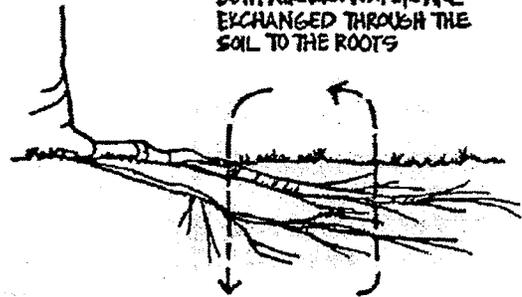
Soil Compaction and Paving

The roots depend upon an important exchange of both water and air through the soil within the protected zone. Any kind of activity that compacts the soil in this area blocks this exchange and can have serious long-term negative effects on the tree.

If paving material must be used, some recommended surfaces include brick paving with sand joints, or ground coverings such as wood chips (note the advantages of natural materials for providing nutrients under *mulching*).

SOIL COMPACTION

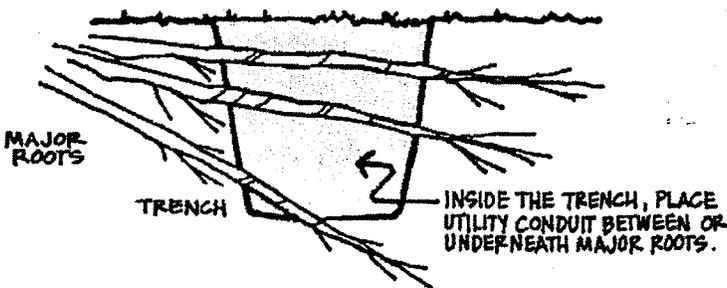
BOTH AIR AND WATER ARE EXCHANGED THROUGH THE SOIL TO THE ROOTS



HOWEVER, IF THE SOIL HAS BEEN COMPACTED, THIS EXCHANGE CANNOT OCCUR.



TRENCHING



MAINTENANCE

Watering

The key is prevention – **do not over water**. Improper watering is often overlooked as the cause of tree death because it can take years for the damage to show. Once the tree shows obvious signs of decline, it is often too late to correct the problem.

The seasonal weather pattern for this region is one of dry summers and winter rain. Oak trees are naturally drought tolerant and adapted to this cycle. If the tree is vigorous and thriving it should not require **any** additional water.

If the natural source of surface or underground water has been altered, some supplemental water may be necessary, but proceed with caution. The goal of any watering schedule for oak trees should be to supplement natural rainfall and it should occur only when the tree would normally receive moisture. This might be in the winter, if rains are unusually late, or in spring if rainfall has been below normal levels.

Over watering, especially during the summer months, causes a number of problems which can lead to decline and eventual death of the tree. It creates ideal conditions for attacks of Oak Root Fungus by allowing the fungus to breed all year. In addition, both evergreen and deciduous oaks grow vigorously in the spring and naturally go dormant in the summer. Extra water only encourages new tip growth which is subject to mildew. Oaks need this period of rest.

Newly planted oaks may need supplemental watering during their first few summers. After they become established water should be applied according to the previous guidelines.

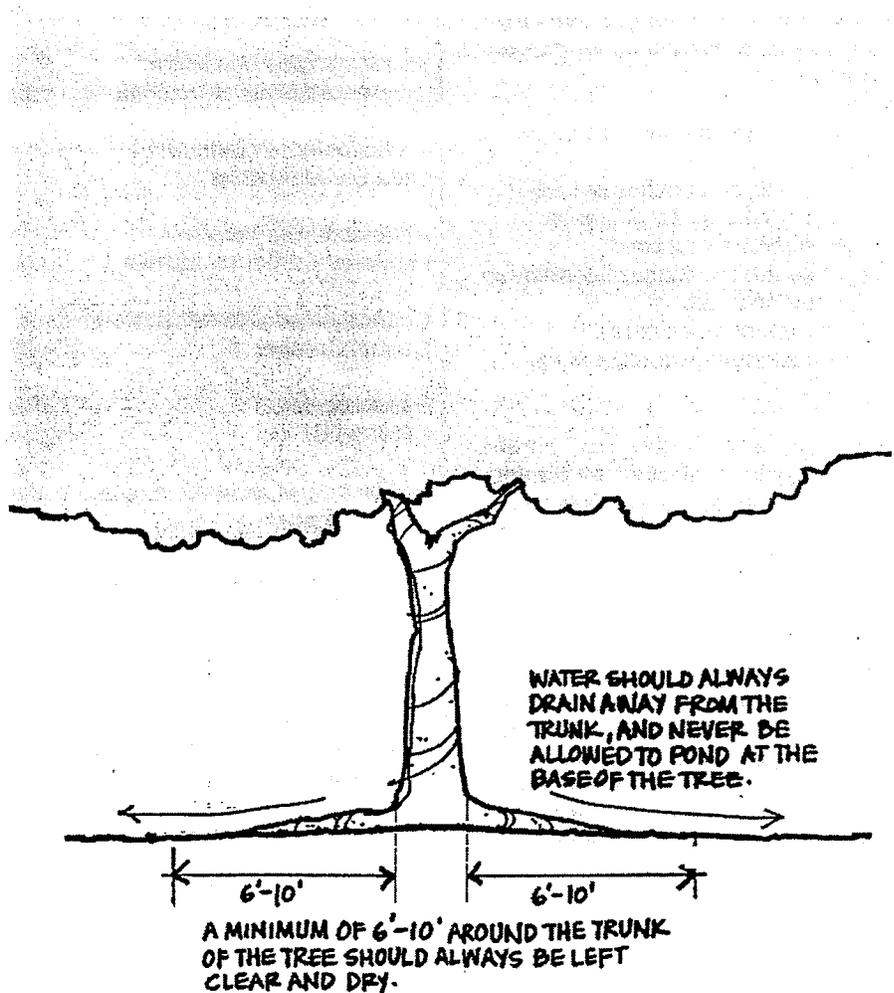
Pruning

For oak trees the periodic removal of dead wood during periods of tree dormancy should be the only pruning needed. Any cutting of green wood opens scars that could allow the entry of organisms or disease.

Before pruning obtain the advice of a certified arborist or other professional and consult the local city or county where the tree is located to find out what regulations apply. Pruning of both live and dead wood can sometimes require a permit.

Mulching

Leaf litter from the tree is the best mulch and should be allowed to remain on the ground within the protected zone. Crushed walnut shells or wood chips can be used, but the oak leaves that drop naturally provide the tree with a source of nutrients. Avoid the use of packaged or commercial oak leaf mulch which could contain Oak Root Fungus. Redwood chips should not be used due to certain chemicals present in the wood.



Disease and Pests

Trees that are stressed, especially because of improper watering practices, are prone to certain diseases and attacks by pests.

The most damaging of these diseases is the Oak Root Fungus *Armillaria mellea*. Occurring naturally in the soil, the fungus thrives under wet conditions and dies back in the summer when soils dry out. This is why summer watering of oaks can be a deadly practice. As noted in the watering guidelines, wet soil in the summer allows the fungus to grow all year. As the population grows, their natural food sources are depleted and they begin feeding on oak tree roots. The fungus does not require an open wound in the tree to gain entry.

Indications of the fungus include:

- die back of branches or tips.
- honey colored fungus at or near the root crown.
- white fan-like fungus between wood and bark.
- the presence of black, shoestring-like growths in the soil.

Once the tree begins to show obvious signs of infection treatment is generally ineffective. The best treatment is to *avoid* the conditions that lead to Oak Root Fungus infections.

Pit Scale, Oak Moth, and other pests: any significant changes in leaf color, branch die back, presence of black sooty materials on leaves or other changes should be noted. Seek the advice of a professional forester, arborist, farm advisor or other expert before the application of any pesticides on an oak tree.

Planting Underneath Oaks

The natural leaf litter is by far the best ground cover within the protected zone. If plants must be placed, the following guidelines should be followed:

There should be no planting within a minimum 6 to 10 feet of the trunk.

Avoid plants that require any supplemental water once established.

Choose plants suited for "dry shade." Those listed in the box below offer some good choices. To see some examples of how these plants have been used under oaks refer to the Additional Resources section on the following page.

PLANTS TO CONSIDER:

Plant Name	Description
<i>Arctostaphylos densiflora</i> 'Howard McMinn' Manzanita	3' high, 6' wide. Toughest of available forms. Whitish-pink flowers.
<i>Arctostaphylos edmundsii</i> Little Sur Manzanita	1-2' high, 4-5' wide. Tolerant of full shade.
<i>Arctostaphylos hookeri</i> Monterey Carpet Manzanita	1-2' high, spreading to 12' wide by rooting branches. White to pink flowers.
<i>Ceanothus griseus horizontalis</i> Carmel Creeper	Less than 2 1/2' tall, low & creeping. Clusters of small blue flowers.
<i>Heuchera</i> spp. Coral Bells	2-4' mound. Flowers on an upright stem 2-3" high and spotted with red or pink.
<i>Mahonia aquifolium compacta</i> Oregon Grape	2-4' high, spreading by underground roots. Bright yellow flower clusters.
<i>Ribes viburnifolium</i> Evergreen or Catalina Currant	2-3' high, spreading to 12' wide. Flowers pink to red in small clusters.

NOTES:

Before deciding on plants, check a source such as the Sunset Western Garden Book to determine which plants will grow in your area.

When choosing shade tolerant plants, consider that the ground under the south side of the tree will get more sunlight while the northern side will tend to remain more deeply shaded.

ADDITIONAL RESOURCES and Places to Visit

Public Agencies

County of Los Angeles Fire Department
Prevention Bureau, Forestry Division
5823 Rickenbacker Road, Rm #123
Commerce, CA 90040-3027
(323) 890-4330
<http://lacofd.org/forestry.htm>

University of California
Integrated Hardwood Range Management Program
163 Mulford Hall, Berkeley, CA 94720-3114
<http://danr.ucop.edu/ihrmp>

Private Organizations

The Theodore Payne Foundation
10459 Tuxford Street
Sun Valley, CA 91352-2126
(818) 768-1802
www.theodorepayne.org

California Native Plant Society
1722 J Street, Suite 17
Sacramento, CA 95814-3033
(916) 447-2677
www.cnps.org

The California Oak Foundation
1212 Broadway, Suite 810
Oakland, CA 94612-1810
(510) 763-0282
www.californiaoaks.org

Arboretums and Botanic Gardens

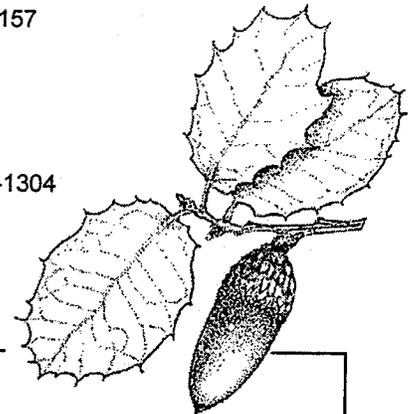
Los Angeles County Arboreta and Botanic Gardens
301 N. Baldwin Ave.
Arcadia, CA 91007-2697
(626) 821-3222
www.arboretum.org

Los Angeles County South Coast Botanic Garden
26300 Crenshaw Blvd.
Palos Verdes Peninsula, CA 90274-2515
(310) 544-6815
www.southcoastbotanicgarden.org

Los Angeles County Descanso Gardens
1418 Descanso Drive
La Canada-Flintridge, CA 91011-3102
(818) 949-4200
www.descansogardens.org

Rancho Santa Ana Botanic Garden
1500 North College
Claremont, CA 91711-3157
(909) 625-8767
www.rsabg.org

The Lummis Home
200 E. Avenue 43
Los Angeles, CA 90031-1304
(213) 222-0546



Publications

Compatible Plants Under and Around Oaks. Bruce W. Hagen... [et al]. The California Oak Foundation. 2000.

Growing California Native Plants. Marjorie G. Schmidt, Univ. California Press. 1981.

Illustrated Guide to the Oaks of the Southern Californian Floristic Province. Fred M. Roberts. FM Roberts Publications. 1996.

Living Among the Oaks: A Management Guide for Landowners. University of California Integrated Range Management Program. 1995.

Oaks of California. Bruce M. Pavlik... [et al]. Cachuma Press & the California Oak Foundation. 1995.

Proceedings of the Fifth Symposium on Oak Woodlands: Oaks in California's Changing Landscape. GTR PSW-GTR-184. Forest Service, U.S. Department of Agriculture. 2001.
Available from the University of California Integrated Hardwood Range Management Program.

Regenerating Rangeland Oaks in California. University of California Integrated Range Management Program. 2001.



County of Los Angeles Fire Department Forestry Division

County of Los Angeles Board of Supervisors

Gloria Molina, First District
Yvonne Brathwaite Burke, Second District
Zev Yaroslavsky, Third District
Don Knabe, Fourth District
Michael D. Antonovich, Fifth District

County of Los Angeles Fire Department

P. Michael Freeman, Fire Chief

Brush Clearance Unit
605 N. Angeleno Avenue
Azusa, CA 91702-2904
(626) 969-2375

Camp 17
6555 Stephens Ranch Road
La Verne, CA 91750-1144
(909) 593-7147

Environmental Review Unit
12605 Osborne Street
Pacoima, CA 91331-2129
(818) 890-5719

Fire Plan/Interpretive Unit
12605 Osborne Street
Pacoima, CA 91331-2129
(818) 890-5783

Fuel Modification Unit
605 N. Angeleno Avenue
Azusa, CA 91702-2904
(626) 969-5205

Henninger Flats Forestry Unit
2260 Pinecrest Drive
Altadena, CA 91001-2123
(626) 794-0675

Lake Hughes Forestry Unit
42150 N. Lake Hughes Road
Lake Hughes, CA 93532-9706
(661) 724-1810

Malibu Forestry Unit
942 N. Las Virgenes Road
Calabasas, CA 91302-2137
(818) 222-1108

San Dimas Forestry Unit
1910 N. Sycamore Canyon Road
San Dimas, CA 91773-1220
(909) 599-4615

Saugus Forestry Unit
28760 N. Bouquet Canyon Road
Saugus, CA 91390-1220
(661) 296-8558

Vegetation Management Unit
12605 Osborne Street
Pacoima, CA 91331-2129
(818) 890-5720

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
OAK TREE PERMIT NO. 201400031**

PROJECT DESCRIPTION

A retroactive oak tree permit for the removal of two oak trees, identified as Oak Trees No. 1 and 2 on the applicant's site plan, during site clearance activity in 2014.

PERMIT SPECIFIC CONDITIONS

1. The permittee shall comply with all conditions and requirements contained in the County of Los Angeles Forester and Fire Warden, Forestry Division, letter dated January 25, 2016 (attached hereto), to the satisfaction of said Division, except as otherwise required by said Division.
 - a. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (3:1) for each tree removed for a total of six (6) trees.
2. The permittee shall plant one healthy acorn of the same species of oak (*Quercus sp.*) as the tree removed for each mitigation tree planted. The acorns shall be planted at the same time as and within the watering zone of each mitigation tree.
3. All replacement trees shall be planted on native undisturbed soil and shall be the same species of oak (*Quercus sp.*) as the removed tree. The location of the replacement tree shall be in the vicinity of other oak trees of the same species. A layer of humus and litter from beneath the canopy of the removed tree shall also be applied to the area beneath the canopies of the replacement trees to further promote the establishment of mycorrhizae within their rooting zones.
4. When replacement trees are planted on disturbed soil or are not in the vicinity of the same species of oak (*Quercus sp.*) as the removed tree, planting shall incorporate a mycorrhizal product, either as amendment or in the first two irrigations or watering of planted trees (i.e. "mycorrhizaROOTS" or similar product) in accordance with the label's directions. A layer of humus and litter from beneath the canopy of the removed tree shall also be applied to the area beneath the canopies of the replacement trees to further promote the establishment of mycorrhizae within their rooting zones.
5. The installation of chain link fencing not less than four feet in height around the protected zone of the remaining oak tree shown on the site plan. Said fencing shall be in place and inspected by the forester and fire warden prior to commencement of any activity on the subject property. Said fencing shall remain in place throughout the entire period of development and shall not be removed without written authorization from the director or the forester and fire warden,

6. Where grading or any other similar activity is specifically approved within the protected zone, the applicant shall provide an individual with special expertise acceptable to the director to supervise all excavation or grading proposed within the protected zones and to further supervise, monitor and certify to the county forester and fire warden the implementation of all conditions imposed in connection with the applicant's oak tree permit,
7. That any excavation or grading allowed within the protected zone or within 15 feet of the trunk of any oak tree, whichever distance is greater, be limited to hand tools or small hand-power equipment,
8. That, to the extent feasible as determined by the director, utility trenching shall avoid encroaching into the protected zone on its path to and from any structure,

Attachments:

County Forester's Letter dated 01/25/16



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 890-4330

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

January 25, 2016

Tyler Montgomery, Planner
Department of Regional Planning
Zoning Permits Section
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Montgomery:

OAK TREE PERMIT NUMBER 2014-00031
PROJECT NUMBER R2014-02127- (5)
11108 FREER STREET, SOUTH ARCADIA, TEMPLE CITY

We have reviewed the "Request for Oak Tree Permit #2014-00031." The project is located at 11108 Freer Street, South Arcadia in the unincorporated area of Temple City. The Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The term "Oak Tree Report" refers to the document on file by Arbor Care, Inc., the consulting arborist, dated April 2014.

We recommend the following as conditions of approval:

OAK TREE PERMIT REQUIREMENTS:

1. This grant shall not be effective until the permittee and the owner of the property involved (if other than the permittee), have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all conditions of this grant. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County of Los Angeles Fire Department a sum of \$300. Such fees shall be used to compensate the County Forester \$100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with the conditions of

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS
ARTESIA
AZUSA
BALDWIN PARK
BELL
BELL GARDENS
BELLFLOWER
BRADEBURY

CALABASAS
CARSON
CERRITOS
CLAREMONT
COMMERCE
COVINA
CUDAHY

DIAMOND BAR
DUARTE
EL MONTE
GARDENA
GLENDALE
HAWAIIAN GARDENS
HAWTHORNE

HIDDEN HILLS
HUNTINGTON PARK
INDUSTRY
INGLEWOOD
IRVINDALE
LA CANADA FLINTRIDGE
LA HABRA

LA MIRADA
LA PUENTE
LAKEWOOD
LANCASTER
LAWNDALE
LOMITA
LYNWOOD

MALIBU
MAYWOOD
NORWALK
PALMDALE
PALOS VERDES ESTATES
PARAMOUNT
PICO RIVERA

POMONA
RANCHO PALOS VERDES
ROLLING HILLS
ROLLING HILLS ESTATES
ROSEMEAD
SAN DIMAS
SANTA CLARITA

SIGNAL HILL
SOUTH EL MONTE
SOUTH GATE
TEMPLE CITY
WALNUT
WEST HOLLYWOOD
WESTLAKE VILLAGE
WHITTIER

approval. The above fees provide for one (1) initial inspection prior to the commencement of construction and two (2) subsequent inspections until the conditions of approval have been met. The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.

3. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County of Los Angeles Fire Department, Forestry Division, stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester, any failure to fully comply with the conditions of the grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.
4. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact, as determined by the County Forester for the life of the Oak Tree Permit or the Conditional Use Permit.
5. The permittee shall install temporary chainlink fencing, not less than four (4) feet in height, to secure the protected zone of all remaining Oak trees on site, as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.
6. Copies of the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval, shall be kept on the project site and available for review. All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval.

PERMITTED OAK TREE REMOVAL:

7. This grant allows the past removal of two (2) trees of the Oak genus (*Quercus agrifolia*) identified as Tree Numbers 1 and 2 on the applicant's site plan and Oak Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved and treated as recommended by the consulting arborist.
8. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two-inches in diameter or less in accordance with the guidelines published by the National Arborist Association. Copies of these guidelines

are available from the County of Los Angeles Fire Department, Forestry Division. In no case shall more than 20% of the tree canopy of any one tree be removed.

9. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication, "Oak Trees: Care and Maintenance," prepared by the County of Los Angeles Fire Department, Forestry Division. A copy of the publication is enclosed with these conditions.

MITIGATION TREES:

10. The permittee shall provide mitigation trees of the Oak genus at a rate of three to one (3:1) for each tree removed for a total of six (6) mitigation oaks.
11. Each mitigation tree shall be a 24 inch box tree and measure at least one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible provided the combined diameter of the two (2) largest stems of such trees shall measure a minimum of one (1) inch in diameter one (1) foot above the base.
12. Mitigation trees shall consist of indigenous varieties of *Quercus agrifolia*, grown from a local seed source.
13. Mitigation trees shall be planted within one (1) year of the non-permitted Oak tree removals. Mitigation trees shall be planted either on site or at an off-site location approved by the County Forester. Alternatively, a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
14. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The two-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Regional Planning and the County Forester, indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive two (2) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.
15. All mitigation Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.

NON-PERMITTED ACTIONS AND VIOLATIONS:

16. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.

17. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within two (2) years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
18. No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained.
19. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.
20. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any Oak tree. No temporary structures shall be placed within the protected zone of any Oak tree.
21. Violations of the conditions of this grant shall result in immediate work stoppage or in a notice of correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the notice of correction.
22. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the County of Los Angeles Fire Department, Forestry Division, for all enforcement efforts necessary to bring the subject property into compliance.

To schedule a County Forester inspection, please contact the Environmental Review Unit at (818) 890-5719.

If you have any additional questions, please contact this office at (818) 890-5758.

Very truly yours,



J. LOPEZ, ASSISTANT CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

JL:jl

Enclosure

OAK TREE PERMIT WITH PUBLIC HEARING STATEMENT OF FINDINGS

Please identify the number of oak trees proposed for:

___ Removal ___ Encroachment ___ To Remain ___ Total existing oak trees

Pursuant to County Code Section [22.174.060](#): Findings, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

B.1 The proposed construction or proposed use will be accomplished without endangering the health of the remaining trees subject to Title 22 regulations, if any, on the subject property.

B.2 The removal or relocation of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.

B.3 In addition to the above facts, at least one of the following findings apply:

- a. That the removal or relocation of the oak trees proposed is necessary as continued existence at present locations frustrates the planned improvement or proposed use of the subject property to such an extent that:
 - i. Alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or
 - ii. Placement of such oak trees precludes the reasonable and efficient use of such property for a use otherwise authorized;
- b. That the oak trees proposed for removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the trees; or
- c. That the condition of the oak trees proposed for removal with reference to seriously debilitating disease or danger of falling is such that it cannot be remedied through reasonable preservation procedures and practices.

B.4 The removal of the oak trees proposed will not be contrary to or be in substantial conflict with the intent and purpose of the Oak Tree Permit procedure.

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: December 18, 2025
PROJECT NUMBER: PRJ2024-001752
PERMIT NUMBER(S): Oak Tree Permit No. RPPL2024002242
SUPERVISORIAL DISTRICT: 5
PROJECT LOCATION: 11108 Freer Street, South Monrovia Islands
OWNER: Junzhi Jiang and Betty Chen
APPLICANTS: Xitlali Del Real and John Kelly
CASE PLANNER: Michelle Lynch, Principal Planner
mlynch@planning.lacounty.gov

Los Angeles County (“County”) completed an initial review of the Project. Based on the submitted proposal and supporting documentation, staff recommends that a categorical exemption is the appropriate level of environmental review under the California Environmental Quality Act (“CEQA”).

The Project qualifies for both a Class 1 – Existing Facilities exemption and a Class 4 – Minor Land Alterations exemption under Public Resources Code section 21000, et seq., the State CEQA Guidelines, and the County’s Environmental Document Reporting Procedures and Guidelines.

The Project involves retroactive approval for the unpermitted pruning of four non-heritage-sized oak trees, specifically for pruning cuts exceeding two inches in diameter. The over-pruning activity has not resulted in significant adverse environmental effects, and no new development or grading is proposed. The four trees do not meet the definition of an oak tree woodland per the LA County Oak Woodlands Conservation Management Plan. An oak tree woodland is an oak stand, including the understory, which consists of two or more oak trees of at least five inches in diameter measured at 4.5 feet above the mean natural grade, with a greater than 10 percent canopy cover. Since these trees are considered juveniles per the Oak Tree report and were planted as a mitigation measure to replace two existing native trees, it does not meet the required 10 percent canopy cover.

According to the submitted Arborist Report, the pruning has not caused significant adverse effects on the trees’ overall health or structure. Any future pruning must comply with the approved Oak Tree Care and Maintenance Plan and the requirements of the County Forester.

The Project qualifies for the Class 1 Exemption because it is associated with an existing detached single-family condominium development, and no new physical changes to the

structures are proposed. The Project also qualifies for the Class 4 Exemption because the planting of replacement mitigation oak trees will be required if any of the existing trees fail.

The Project Site is not located within an environmentally sensitive area, hazardous waste site, or designated historic district. There are no significant cumulative impacts or unusual circumstances associated with the Project. Therefore, no exceptions to the categorical exemptions apply. Staff recommends that the Hearing Officer determine the Project is categorically exempt from CEQA.



Gulliver Erickson - ISA TRAQ Certified Arborist WE-10288A

138 West Cherry Ave
Monrovia, CA 91016
(626) 533-8055
gullivererickson@gmail.com

1st April 2024

Oak Tree Assessments - 11108 Freer Ave Temple City, CA 91780**Prepared for**

Gold Star Property Management
292 E. Foothill Blvd. #E,
Arcadia, CA 91006
(626) 408-5164
goldstarmgmtllc@gmail.com

Summary

On March 29th I met with Xitlali Del Real, the property manager responsible for 11108 Freer Ave. The purpose for our meeting was to discuss and assess the health of 4 *Quercus agrifolia*, that had recently been reported as being pruned in violation of ordinance by the County of Los Angeles.

Upon inspection of each of the trees it has been determined that the severity of this pruning will have minimal impact on the overall health and longevity of their survival. Due to their infancy and remaining structure, mitigation of a planned corrective pruning program will aid in the restructure of each specimen successfully.

Assignment

Perform a Level 2 Visual Assessment for each of the 4 *Quercus agrifolia*, report on current health, site observations in planting locations, and recommend mitigation strategies in response to correcting issues from the recent pruning.

Background

The 4 *Quercus agrifolia* being discussed in this report are focal points in the front landscape area for this small HOA setting. The development itself is modern, with installation of these trees and landscape being done 3-4 years ago. They are placed 2 each side of the central driveway, along the frontage of the property to the street. Each is surrounded by uniformed hedges bordering property and driveway lines, small floral bushes and plantings at bases, and symmetrically placed Crape Myrtle set back towards the buildings. It is a very manicured landscape and property.

Methodology

A Level 2 Visual Assessment requires a 360° inspection from ground level using various tools for a thorough inspection of the tree and its surroundings. The purpose of this visual inspection is to focus on obvious defects or specified conditions to assess tree health and safety. Photos of each tree will be taken to include with the report.

All trees assessed were inspected for physical, biological function and aesthetic conditions. These examinations were performed in accordance with presently accepted industry methods, which are visual observations from ground level only. No extensive micro-biological, soil-root excavations, upper crown examination nor internal tree investigations were conducted.

Observations

For the purpose of this report each tree will be labeled including its location of planting in relation to the side of property in an East/West direction, or side of driveway in an East/West direction. Labels will be; Oak East, Oak East of Driveway, Oak West of Driveway, and Oak West. Following each will be a brief description of its attributes, current health, major defects/concerns, and any abiotic issues observed. Pictures will follow at the end of the report, labeled and listed in the same order as the trees.

All 4 trees have been pruned by reducing to a uniform height (approximately 12'), and shaped spherically, to appear as being 4 symmetrical specimens.



Oak East - *Quercus agrifolia*. DBH 5.6". Height 12' approximately. Spread 8' approximately. Normal vigor. "Topping" cuts at approximately 12'. Many small tip cuts to shape the tree. Codominant stems at approximately 7'. Understory plantings too close to the trunk. Irrigation too close the trunk. Tree stakes and ties need to be removed.

Oak East of Driveway - *Quercus agrifolia*. DBH 5.7". Height 12' approximately. Spread 8' approximately. Normal vigor. "Topping" cuts at approximately 12'. Many small tip cuts to shape the tree. Trunk splits into 2 leaders at approximately 8'. Irrigation too close to the trunk. Tree stakes and ties need to be removed.

Oak West of Driveway - *Quercus agrifolia*. DBH 5.5". Height 12' approximately. Spread 8' approximately. Normal vigor. "Topping" cuts at approximately 12'. Many small tip cuts to shape the tree. Trunk splits into 3 at approximately 9'. Irrigation too close. Irrigation box location is too close for the future growth of this tree. Tree stakes and ties need to be removed. Tree has grown into ties. Understory plantings too close to the trunk.

Oak West - *Quercus agrifolia*. DBH 5.5". Height 12' approximately. Spread 6' approximately. Normal vigor. "Topping" cuts at approximately 12'. Many small tip cuts to shape the tree. Single stemmed to top. Irrigation too close the trunk. Tree stakes and ties need to be removed. Tree has grown into ties.

Discussion

Oak East - *Quercus agrifolia*. Subordination of the codominant stem should be prioritized during the next scheduled pruning. Overall tree structure is balanced with even branch placement throughout. Tree structure will allow corrective pruning options for future scheduled maintenance. Understory plantings should be limited to be 24" minimum from the trunk base. Irrigation needs to be removed from inside the dripline of the tree.

Oak East of Driveway - *Quercus agrifolia*. Overall tree structure is balanced with even branch placement throughout. Tree structure will allow corrective pruning options for future scheduled maintenance. Irrigation needs to be removed from inside the dripline of the tree.

Oak West of Driveway - *Quercus agrifolia*. Overall tree structure is balanced with even branch placement throughout. Tree structure will allow corrective pruning options for future scheduled maintenance. Understory plantings should be limited to be 24" minimum from the trunk base. Irrigation needs to be removed from inside the dripline of the tree. Irrigation box location is too close for the future growth of this tree, so relocation of this box should be considered before the tree matures in size.

Oak West - *Quercus agrifolia*. Overall tree structure is balanced with even branch placement throughout. Tree structure will allow corrective pruning options for future scheduled maintenance. Irrigation needs to be removed from inside the dripline of the tree.

Conclusion

Clearly these trees were pruned with the intention of aesthetics over structure. It was also the first pruning since installation. In the regular maintenance pruning of this species at this maturity, structuring of the branch work and subordination of unwanted branch work should have been done. The fact that the trees were reduced and rounded only, without any internal branches being removed, will be advantageous to the repair of this situation. This remaining structure, paired with the healthy vigor of being juvenile trees, will create a strong base for the successful mitigation of corrective pruning in the future. Although this pruning was not correctly done, the impact will be minimal, and the trees can be restored going forward.

Abiotic issues are few, and common to landscapes establishing to maturity since installation. If addressed now these issues will not have further impact on these specimens.

Recommendation

Address abiotic issues with the current scheduled landscape maintenance. This will include removal of the tree stakes and ties, changing of the irrigation to be outside of the tree drip lines, and a plan of action for relocating the irrigation box by *Oak West of Driveway*.

The removal of plants and shrubs to be 24" minimum from trunks of *Oak West of Driveway*, and *Oak East*, should be included with the current landscape maintenance schedule.

The mitigation plan for the corrective pruning of these 4 Oaks should consist of the following;

Note; *Quercus agrifolia* are restricted to being pruned during their dormancy (July - October), by the County of Los Angeles.

Only prune obstructing branches if/as needed between now and summer of 2025, preferably in warmer drier months.

A scheduled pruning program for these trees should start in the summer of 2025, with the guide of an ISA Certified Arborist.

Primary task will be the structure pruning of all 4 specimens. Goals for structure pruning each tree will be;

- Develop and maintain a central leader.
- Identify the lowest branch that will become the lowest part of the tree canopy.
- Remove branches below this chosen canopy branch.
- Space scaffolding branches along the central leader.
- Reduce any vigorous upright stems to a suitable lateral branch.

Secondary task will be any needed restoration pruning from “topping”. Goals for restoration pruning each tree will be;

- Reduce stubs from “topping” to most suitable growth points where possible.
- In cases where a growth point is not available to reduce stubs back to, select shoot growth to retain for restoration, and eliminate or subordinate remainder to aid development of restoration structure.
- Eliminate any epicormic or “sucker” growth that will not be beneficial to the restoration process.

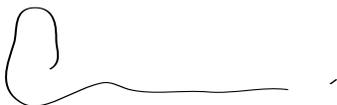
Note; Restoration pruning will be a process over multiple pruning cycles. Objective for each pruning would be similar in regards to choosing the best structure for the current period, and to eliminate or subordinate any problematic growth.

Annual maintenance pruning would be recommended going forward, until further tree development, maturity, and successful restoration is balanced. Focus should be on structural pruning, crown restoration, and removal of deadwood only. Heavy thinning, shaping, or any large branch removal is not recommended.

Notice of Disclaimer

This report represents the independent opinion of the signatory consultant (Gulliver Erickson). The trees discussed herein were examined visually where accessible without probing, coring, dissection, or excavation. Information contained in this report covers only those trees that were examined and reflects the condition of those trees at the time of the inspection. There is no guarantee or warranty, expressed or implied, that problems and deficiencies of the trees or property in question may not arise in the future. Procedures for examination are in accordance with current industry standards. The consultant shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

Respectfully submitted,



Gulliver Erickson

ISA TRAQ Certified Arborist WE-10288A

Oak East



Oak East



Oak East



Oak East of Driveway



Oak East of Driveway



Oak West of Driveway



Oak West of Driveway



Oak West of Driveway



Oak West



Oak West





Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

March 2, 2016

EGL Associates, Inc.
Attn: Shawn Yu
11819 Goldring Rd., Unit A
Arcadia, CA 91006

**REGARDING: PROJECT NO. R2014-03316-(5)
TENTATIVE TRACT MAP NO. 073191
OAK TREE PERMIT NO. 201400031
ENVIRONMENTAL ASSESSMENT NO. 201400267
11108 Freer Street, South Monrovia Islands**

The Regional Planning Commission, by its action of **March 2, 2016**, has **APPROVED** the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Regional Planning Commission's decision. The appeal period for this project will end at 5:00 p.m. on **March 14, 2016**. **Appeals must be delivered in person.**

Appeals: **To file an appeal, please contact:**
Executive Office of the Board of Supervisors
Room 383, Kenneth Hahn Hall of Administration
500 West Temple Street, Los Angeles, CA 90012
(213) 974-1426

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. In addition, any applicable CEQA fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable, must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Tyler Montgomery of the Land Divisions Section at (213) 974-6433, or by email at tmontgomery@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner


Kim K. Szalay, Supervising Regional Planner
Land Divisions Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)
c: Board of Supervisors; DPW (Land Development)
KKS:TM

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
OAK TREE PERMIT NO. 201400031**

1. **HEARING DATE(S).** The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Oak Tree Permit No. 201400031 on March 2, 2016. The case was heard concurrently with Tentative Tract Map No. 073191.
2. **LOCATION.** The subject site is located at 11108 Freer Street in the South Arcadia Zoned District.
3. **TOPOGRAPHY.** The irregularly -shaped property is 0.82 gross acres (0.69 net acres) in size with relatively level topography. A single-family residence and ancillary structures, including a swimming pool and tennis court, currently exist on the site.
4. **PROJECT DESCRIPTION.** Oak Tree Permit No. 201400031 is a request to retroactively authorize the removal two (2) trees of the oak genus *Quercus agrifolia* (Coast Live Oak) identified as Tree Numbers 1 and 2 on the applicant's Oak Tree Report prepared by Arbor Care, Inc. and dated April 2014. Neither oak was considered a heritage oak tree.

The oak trees were removed during site clearance activities in 2014. Prior to removal, Arbor Care, Inc. prepared an oak tree report that indicated both trees were diseased. One additional oak tree on the site would remain, and no encroachments into its protected zone are proposed.

This oak tree permit was considered concurrently with Tentative Tract Map No. 073191, which proposed to create six detached condominium units on the site.

5. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The Los Angeles County Forester and Fire Warden ("County Forester"), has reviewed the Oak Tree Report and determined that the document is accurate and complete as to the location, size, condition and species of the oak trees on the site. There are two oak trees that were removed. A total of four (4) mitigation trees are required for mitigation. The permittee is providing mitigation trees of the Oak genus at a ratio of 2:1.
6. **HEARING PROCEEDINGS.** A duly noticed public hearing was held before the Regional Planning Commission on March 2, 2016. Regional Planning Staff gave a brief presentation recommending approval of the project. The applicant's representatives, Mr. Shawn Yu and Mr. Michael Crane, were sworn in and testified in favor of the project. One area resident, Mr. John Miner, testified in opposition to the project. He stated that six dwelling units would be too many for the site, that

the existing house had historic significance, and that an unidentified additional oak tree existed on the project site near the tennis courts. In rebuttal, Mr. Yu stated that the supposed additional oak tree was identified by the applicant's arborist as a camphor tree. The Commission subsequently closed the public hearing, adopted the Negative Declaration, and approved the project.

7. **PUBLIC COMMENTS.** Regional Planning staff has received four letters of opposition from area residents, three of which were from the same person. All four letters expressed dismay at the removal of the oak trees.
8. **ENVIRONMENTAL DETERMINATION.** Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, staff from Regional Planning determined that a Negative Declaration was the appropriate environmental document for the Project because the Initial Study concluded that there was no substantial evidence that the Project would result in a significant impact on the environment.
9. **WILDLIFE/HABITAT IMPACTS.** This project does not have "no effect" fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
10. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is the Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION
CONCLUDES:**

- A. That construction of the proposed land use will be accomplished without endangering the health of any remaining trees on the property that are subject to Chapter 22.56, Part 16, of the Los Angeles County Code;
- B. That the removal of two oak trees was necessary for development reasons, as continued existence of the trees at the present location frustrates the planned improvements and proposed use of the subject property to such an extent that

alternative development plans cannot achieve the same permitted density or the cost of such alternative would be prohibitive;

- C. That the removal of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated; and
- D. That the removal of the oak trees proposed will not be contrary to or in substantial conflict with the intent and purpose of the oak tree permit procedure;

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for an oak tree permit as set forth in Section 22.56.2100 of the Los Angeles County Code (Zoning Ordinance).

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the Negative Declaration for the Project, associated with Environmental Assessment No. 201400267, was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently reviewed and considered the Negative Declaration and that the Negative Declaration reflects the independent judgment and analysis of the Commission as to the environmental consequences of the Project; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; and adopts the Negative Declaration; and); and
2. Approves Oak Tree Permit No. 201400031, subject to the attached conditions.

ACTION DATE: 03/02/16

Vote: 5-0

Yes: Pincetl, Smith, Louie, Pedersen, Modugno

No: None

Absent: None

KKS:TM

03/02/16

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
OAK TREE PERMIT NO. 201400031**

PROJECT DESCRIPTION

A retroactive oak tree permit for the removal of two oak trees, identified as Oak Trees No. 1 and 2 on the applicant's site plan, during site clearance activity in 2014.

PERMIT SPECIFIC CONDITIONS

1. The permittee shall comply with all conditions and requirements contained in the County of Los Angeles Forester and Fire Warden, Forestry Division, letter dated January 25, 2016 (attached hereto), to the satisfaction of said Division, except as otherwise required by said Division.
 - a. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (3:1) for each tree removed for a total of six (6) trees.
2. The permittee shall plant one healthy acorn of the same species of oak (*Quercus sp.*) as the tree removed for each mitigation tree planted. The acorns shall be planted at the same time as and within the watering zone of each mitigation tree.
3. All replacement trees shall be planted on native undisturbed soil and shall be the same species of oak (*Quercus sp.*) as the removed tree. The location of the replacement tree shall be in the vicinity of other oak trees of the same species. A layer of humus and litter from beneath the canopy of the removed tree shall also be applied to the area beneath the canopies of the replacement trees to further promote the establishment of mycorrhizae within their rooting zones.
4. When replacement trees are planted on disturbed soil or are not in the vicinity of the same species of oak (*Quercus sp.*) as the removed tree, planting shall incorporate a mycorrhizal product, either as amendment or in the first two irrigations or watering of planted trees (i.e. "mycorrhizaROOTS" or similar product) in accordance with the label's directions. A layer of humus and litter from beneath the canopy of the removed tree shall also be applied to the area beneath the canopies of the replacement trees to further promote the establishment of mycorrhizae within their rooting zones.
5. The installation of chain link fencing not less than four feet in height around the protected zone of the remaining oak tree shown on the site plan. Said fencing shall be in place and inspected by the forester and fire warden prior to commencement of any activity on the subject property. Said fencing shall remain in place throughout the entire period of development and shall not be removed without written authorization from the director or the forester and fire warden,

6. Where grading or any other similar activity is specifically approved within the protected zone, the applicant shall provide an individual with special expertise acceptable to the director to supervise all excavation or grading proposed within the protected zones and to further supervise, monitor and certify to the county forester and fire warden the implementation of all conditions imposed in connection with the applicant's oak tree permit,
7. That any excavation or grading allowed within the protected zone or within 15 feet of the trunk of any oak tree, whichever distance is greater, be limited to hand tools or small hand-power equipment,
8. That, to the extent feasible as determined by the director, utility trenching shall avoid encroaching into the protected zone on its path to and from any structure,

Attachments:

County Forester's Letter dated 01/25/16



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 890-4330

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

January 25, 2016

Tyler Montgomery, Planner
Department of Regional Planning
Zoning Permits Section
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Montgomery:

OAK TREE PERMIT NUMBER 2014-00031
PROJECT NUMBER R2014-02127- (5)
11108 FREER STREET, SOUTH ARCADIA, TEMPLE CITY

We have reviewed the "Request for Oak Tree Permit #2014-00031." The project is located at 11108 Freer Street, South Arcadia in the unincorporated area of Temple City. The Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The term "Oak Tree Report" refers to the document on file by Arbor Care, Inc., the consulting arborist, dated April 2014.

We recommend the following as conditions of approval:

OAK TREE PERMIT REQUIREMENTS:

1. This grant shall not be effective until the permittee and the owner of the property involved (if other than the permittee), have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all conditions of this grant. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County of Los Angeles Fire Department a sum of \$300. Such fees shall be used to compensate the County Forester \$100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with the conditions of

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS
ARTESIA
AZUSA
BALDWIN PARK
BELL
BELL GARDENS
BELLFLOWER
BRADEBURY

CALABASAS
CARSON
CERRITOS
CLAREMONT
COMMERCE
COVINA
CUDAHY

DIAMOND BAR
DUARTE
EL MONTE
GARDENA
GLENDALE
HAWAIIAN GARDENS
HAWTHORNE

HIDDEN HILLS
HUNTINGTON PARK
INDUSTRY
INGLEWOOD
IRVINDALE
LA CANADA FLINTRIDGE
LA HABRA

LA MIRADA
LA PUENTE
LAKEWOOD
LANCASTER
LAWNDALE
LOMITA
LYNWOOD

MALIBU
MAYWOOD
NORWALK
PALMDALE
PALOS VERDES ESTATES
PARAMOUNT
PICO RIVERA

POMONA
RANCHO PALOS VERDES
ROLLING HILLS
ROLLING HILLS ESTATES
ROSEMEAD
SAN DIMAS
SANTA CLARITA

SIGNAL HILL
SOUTH EL MONTE
SOUTH GATE
TEMPLE CITY
WALNUT
WEST HOLLYWOOD
WESTLAKE VILLAGE
WHITTIER

approval. The above fees provide for one (1) initial inspection prior to the commencement of construction and two (2) subsequent inspections until the conditions of approval have been met. The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.

3. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County of Los Angeles Fire Department, Forestry Division, stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester, any failure to fully comply with the conditions of the grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.
4. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact, as determined by the County Forester for the life of the Oak Tree Permit or the Conditional Use Permit.
5. The permittee shall install temporary chainlink fencing, not less than four (4) feet in height, to secure the protected zone of all remaining Oak trees on site, as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.
6. Copies of the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval, shall be kept on the project site and available for review. All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval.

PERMITTED OAK TREE REMOVAL:

7. This grant allows the past removal of two (2) trees of the Oak genus (*Quercus agrifolia*) identified as Tree Numbers 1 and 2 on the applicant's site plan and Oak Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved and treated as recommended by the consulting arborist.
8. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two-inches in diameter or less in accordance with the guidelines published by the National Arborist Association. Copies of these guidelines

are available from the County of Los Angeles Fire Department, Forestry Division. In no case shall more than 20% of the tree canopy of any one tree be removed.

9. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication, "Oak Trees: Care and Maintenance," prepared by the County of Los Angeles Fire Department, Forestry Division. A copy of the publication is enclosed with these conditions.

MITIGATION TREES:

10. The permittee shall provide mitigation trees of the Oak genus at a rate of three to one (3:1) for each tree removed for a total of six (6) mitigation oaks.
11. Each mitigation tree shall be a 24 inch box tree and measure at least one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible provided the combined diameter of the two (2) largest stems of such trees shall measure a minimum of one (1) inch in diameter one (1) foot above the base.
12. Mitigation trees shall consist of indigenous varieties of *Quercus agrifolia*, grown from a local seed source.
13. Mitigation trees shall be planted within one (1) year of the non-permitted Oak tree removals. Mitigation trees shall be planted either on site or at an off-site location approved by the County Forester. Alternatively, a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
14. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The two-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Regional Planning and the County Forester, indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive two (2) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.
15. All mitigation Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.

NON-PERMITTED ACTIONS AND VIOLATIONS:

16. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.

17. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within two (2) years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
18. No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained.
19. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.
20. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any Oak tree. No temporary structures shall be placed within the protected zone of any Oak tree.
21. Violations of the conditions of this grant shall result in immediate work stoppage or in a notice of correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the notice of correction.
22. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the County of Los Angeles Fire Department, Forestry Division, for all enforcement efforts necessary to bring the subject property into compliance.

To schedule a County Forester inspection, please contact the Environmental Review Unit at (818) 890-5719.

If you have any additional questions, please contact this office at (818) 890-5758.

Very truly yours,



J. LOPEZ, ASSISTANT CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

JL:jl

Enclosure

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. R2014-03316-(5)
TENTATIVE TRACT MAP NO. 073191**

1. **HEARING DATE(S).** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on March 2, 2016, in the matter of Project No. R2013-03316, consisting of Tentative Tract Map No. 073191.
2. **ENTITLEMENT(S) REQUESTED.** The applicant requests a Tentative Tract Map to create six (6) detached single-family residential condominiums on a 0.82 gross (0.69 net) acre lot, pursuant to County Code Section 21.40.010.
3. **LOCATION.** The project site is located at 11108 Freer Street in the community of South Monrovia Islands.
4. **PROJECT DESCRIPTION.** The applicant requests a tentative tract map to create six (6) detached single-family residential condominiums on a 0.82 gross (0.69 net) acre lot. Vehicular access would be from a 26-foot-wide dedicated driveway and fire lane to Freer Street, to the north. One unit (Unit 6) would take pedestrian access from Florinda Avenue, to the west. A total of 200 cubic yards (100 cut, 100 fill) of grading and six (6) uncovered guest parking spaces are proposed on the site. The applicant is also requesting an increase in allowed density due to infill from 6.0 to 7.3 dwelling units per acre.
5. **TOPOGRAPHY.** The Project Site is 0.82 gross acres (0.69 net acres) in size, irregular in shape, and relatively flat. It has non-contiguous frontages on both Freer Street and Florinda Avenue. The subject property developed with a single-family residence and auxiliary structures, including a detached garage, tennis court, and swimming pool.
6. **ZONING.** The Project Site is located in the South Arcadia Zoned District and has a zoning of A-1 (Light Agricultural).
7. **LAND USE CLASSIFICATION.** Because the project application was submitted prior to the 2015 effective date of the County's current General Plan, it will be considered under the classification and policies of the 1980 General Plan. Therefore, the applicable Land Use classification for the project site is Low Density Residential (1-6 dwelling units per gross acre).
8. **SURROUNDING ZONING.** Surrounding Zoning within a 500-foot radius:

North: A-1
South: A-1
East: A-1, R-3 (Limited Multiple Residence)

West: A-1, City of Temple City

9. **SURROUNDING LAND USES.** Surrounding land uses within a 500-foot radius include:
 - North: single-family residences
 - South: single-family residences
 - East: single-family residences, apartments
 - West: single-family residences
10. **SITE ACCESS.** Ford Boulevard provides street frontage and access to both proposed parcels.
11. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The Los Angeles County Subdivision Committee consists of representatives of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. Based on the tentative map dated October 14, 2015, the Subdivision Committee cleared the project for public hearing. The full Subdivision Committee Report of November 10, 2015 is attached.
12. **ENVIRONMENTAL DETERMINATION.** Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, staff from Regional Planning determined that a Negative Declaration was the appropriate environmental document for the Project because the Initial Study concluded that there was no substantial evidence that the Project would result in a significant impact on the environment.
13. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting, and DRP website posting.
14. **PUBLIC COMMENTS.** Regional Planning staff received four letters of opposition from area residents regarding the proposed project, three of which were from the same person. All expressed dismay that oak trees have been removed from the property. One letter stated that six homes are too many for the site. Another letter claimed that a car had been buried on the property, and that the existing house is an historic property—specifically, that it belonged to the Cleminsons, an early pioneer family of the El Monte area. Staff consulted with property records, as well as the El Monte Historical Society, and found no evidence for either of these assertions.

15. **HEARING PROCEEDINGS.** A duly noticed public hearing was held before the Regional Planning Commission on March 2, 2016. Regional Planning Staff gave a brief presentation recommending approval of the project. The applicant's representatives, Mr. Shawn Yu and Mr. Michael Crane, were sworn in and testified in favor of the project. One area resident, Mr. John Miner, testified in opposition to the project. He stated that six dwelling units would be too many for the site, that the existing house had historic significance, and that an unidentified additional oak tree existed on the project site near the tennis courts. In rebuttal, Mr. Yu stated that the supposed additional oak tree was identified by the applicant's arborist as a camphor tree. The Commission subsequently closed the public hearing, adopted the Negative Declaration, and approved the project.
16. **PLAN CONSISTENCY.** The site's proposed use as single-family residences is consistent with the residential classification of the Plan. The 1980 Countywide Land Use Plan designated the project site as Low Density Residential (1-6 dwelling units per gross acre). This would allow for a maximum of 4.9 units on the property, which is less than the six units proposed by the applicant. However, under the provisions of the 1980 General Plan Land Use Element (Page LU-20), an infill project may apply for an increase in density to the next highest Land Use category if certain conditions are met:

Infill Burden of Proof:

- The proposed project will not disrupt sound residential neighborhoods nor adversely affect the character of the established community.
- The proposed project site is of sufficient size to accommodate design features (setbacks, landscaping, buffering, etc.) necessary to ensure compatibility with surrounding uses.
- The proposed project will not overburden existing public services and facilities.
- The proposed use will not disrupt or adversely impact local traffic and parking conditions.
- Compatibility of the proposed project with surrounding uses, in terms of scale, intensity, and design, is ensured through specific site plan review.

The applicant's burden of proof and infill study indicates that, within 500 feet of the project site, the average residential density is 7.1 dwelling units per gross acre. The proposed density of the project would be 7.3 dwelling units per gross acre, which is less than or equal to the density of 39 out of the 120 surveyed properties. Therefore, the proposed density of the project would be compatible with the surrounding neighborhood. The project design has been reviewed and approved for access to streets, parking, and public services by the departments of Public Works, Fire, Public Health, and Parks and Recreation. The development would also meet all other residential design and parking standards. Therefore, the project would qualify for a density bonus due to infill.

6. **ZONING CODE CONSISTENCY.** The project site is located in the A-1 Zone. Single-family residences are permitted by right within this zone. In addition, the proposed detached condominium development would comply with all applicable standards of the Zoning Ordinance (Los Angeles County Code, Title 22), including on-site parking, yard and setback requirements, pedestrian access and healthy design guidelines, and avoidance of an on-site oak tree.
7. **LAND USE COMPATIBILITY.** The Regional Planning Commission finds that the proposed development of four single-family residential parcels is compatible with the maximum density permitted by the Low/Medium Residential Land Use category of the 1980 General Plan, as modified by the allowed increase due to infill. In addition, policies of the Specific Plan and General Plan Housing Element strongly support infill development to promote diversity in housing options to serve the housing need. The project is also consistent with the Subdivision Code and Zoning Code.

The six proposed single-family residences would be similar in size to many surrounding houses, and the project site would provide a net area of approximately 5,000 square feet per dwelling unit, which is greater than or equal to the lot sizes of 39 out of 120 properties in a 500-foot radius. The project would also meet all design and development standards of Titles 21 and 22 of the County Code.

8. **PHYSICAL SITE SUITABILITY.** The Regional Planning Commission finds that the site is physically suitable for the type of development being proposed since the property is relatively level and is served by adequate road and utility infrastructure.
9. **SEWER DISCHARGE.** The Regional Planning Commission finds that the discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the Water Code. Public Works has issued conditional approval of the subject land division, and sewer service is available for the site.
10. **DESIGN IMPACT – PUBLIC HEALTH.** The Regional Planning Commission finds that the design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are already adequately addressed.
11. **WILDLIFE/HABITAT IMPACTS.** The Regional Planning Commission finds that there is no substantial evidence, based on the record as a whole, that the proposed project will have potential for an adverse effect on wildlife resources or the habitat upon which, either individually or cumulatively, the wildlife depends. The proposed subdivision is on a relatively small site completely surrounded by developed land and does not contain any sensitive wildlife or habitat environments.

12. **PASSIVE COOLING.** The Regional Planning Commission finds that the design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein. Future structures built on the subject property after subdivision recordation will be required to comply with State and County Green Building standards, which regulate the heating and cooling efficiency of structures for the benefit of the natural environment.
13. **RIGHTS-OF-WAY/EASEMENTS.** The Regional Planning Commission finds that the division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements.
14. **WATERCOURSE IMPACT.** The Regional Planning Commission finds that Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
15. **HOUSING/EMPLOYMENT NEEDS.** The Regional Planning Commission finds that the housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.
16. **PUBLIC NOTICE.** The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and the Live Oak County Library. On January 21, 2016, Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as to three persons on the courtesy mailing list for the South Arcadia Zoned District.
17. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

- A. That the proposed use with the attached conditions will be consistent with the adopted General Plan and Specific Plan.

- B. That the proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the Negative Declaration for the Project, associated with Environmental Assessment No. 201400267, was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently reviewed and considered the Negative Declaration and that the Negative Declaration reflects the independent judgment and analysis of the Commission as to the environmental consequences of the Project; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; and adopts the Negative Declaration; and); and
2. Approves Tentative Tract Map No. 073191, subject to the attached conditions.

ACTION DATE: 03/02/16

Vote: 5-0

Yes: Pincetl, Smith, Louie, Pedersen, Modugno

No: None

Absent: None

KKS:TM

03/02/16

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2014-03316-(5)
TENTATIVE TRACT MAP NO. 073191**

PROJECT DESCRIPTION

The project is a subdivision to create six detached residential condominium units on 0.82 gross (0.69 net) acres. The project is subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 7, and 11 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. In the event that Tentative Tract Map No. 073191 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
9. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.
10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
11. Within three (3) days of the date of final approval of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **\$2,285.00** (\$2,210.00 for

a Negative Declaration or Mitigated Negative Declaration plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.

12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions.
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

TENTATIVE PARCEL MAP SPECIFIC CONDITIONS

The approval grants the creation of six detached residential condominium units as depicted on the Tentative Tract Map dated October 14, 2015.

17. Unless otherwise apparent from the context, the term "subdivider" shall include the applicant or any successor in interest, and any other person, corporation, or other entity making use of this grant.
18. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached portion of the Subdivision Committee Report dated November 10, 2015, consisting of letters and reports from the Departments of Public Works, Fire, Parks and Recreation, and Public Health.
19. The project site shall be developed and maintained in substantial compliance with the approved tentative map dated October 14, 2015.

20. Prior to obtaining final map approval, the subdivider shall submit a copy of the project's Covenants, Conditions and Restrictions ("CC&Rs") to the Director for review and approval. Said CC&Rs shall contain lighting requirements, in which all outdoor lighting and glare shall be deflected, shaded and focused away from all adjoining properties. A copy of these conditions of approval shall be attached to the CC&Rs and made a part thereof. Those provisions in the CC&Rs required by these conditions shall be identified in the CC&Rs as such and shall not be modified in any way without prior authorization from the Director.
21. The subdivider shall provide in the CC&Rs a method for the continuous maintenance of the driveway, guest parking spaces, and common areas, to the satisfaction of the Director.
22. Prior to obtaining final map approval, the subdivider shall draft a covenant reserving reciprocal easements for ingress and egress over the common driveway and fire lane lot for the benefit of the lots served. Provide a copy of the document to be recorded to Regional Planning for review prior to final map approval. This document shall be to the satisfaction of the Director.
23. As required by section 21.32.195 of the County Code, the subdivider shall plant or cause to be planted at least four trees of non-invasive species within the front yard facing Freer Street and two trees of non-invasive species within the front yard facing Florinda Avenue. The location and the species of said trees shall be incorporated into a landscape plan which shall be approved by the Director of Regional Planning ("Director") prior to final map approval. The subdivider shall post a bond with Public Works, or submit other verification to the satisfaction of Regional Planning, ensuring future on-site tree planting.
24. Prior to final map approval, provide a copy of the Library Fees receipt.

Attachments:

Subdivision Committee Report (Tentative Parcel Map dated 10-14-15)

KKS:TM
03/02/16



Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER **HEARING DATE**

R2014-03316-(5) TBD

REQUESTED ENTITLEMENTS

Tentative Tract Map No. 073191
Environmental Assessment No. 201400267

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT	MAP/EXHIBIT DATE:	SCM REPORT DATE:	SCM DATE:
Dexter 11108 Freer, LLC / EGL Associates	10/14/15	11/10/15	11/19/15

PROJECT OVERVIEW

Tentative Tract Map for six (6) detached single-family residential condominiums on a 0.82 gross (0.69 net) acre lot. Vehicular access would be from a 26-foot-wide dedicated driveway and fire lane to Freer Street, to the north. One unit (Unit 6) would take pedestrian access from Florinda Avenue, to the west. A total of 200 cubic yards (100 cut, 100 fill) of grading and six (6) uncovered guest parking spaces are proposed on the site. The applicant is also requesting an increase in density due to infill.

MAP STAGE

Tentative: Revised: Amendment: Amended :
Exhibit "A" Modification to : Other:
Recorded Map

MAP STATUS

Initial: 1st Revision: 2nd Revision: Additional Revisions (requires a fee):

LOCATION

11108 Freer Street, South Monrovia Islands

ACCESS

Freer Street, Florinda Avenue (pedestrian only)

ASSESSORS PARCEL NUMBER(S)

8574-012-026

SITE AREA

0.82 gross (0.69 net) acres

GENERAL PLAN / LOCAL PLAN

Countywide Land Use Plan

ZONED DISTRICT

South Arcadia

SUP DISTRICT

5

LAND USE DESIGNATION

1—Low Density Residential (1 to 6 dwelling units/gross acre)

ZONE

A-1 (Light Agricultural)

PROPOSED DWELLING UNITS (DU/AC)

6 units (7.3 DU/AC)

MAX DENSITY/UNITS (DU/AC)

4 units (4.9 DU/AC)

COMMUNITY STANDARDS DISTRICT

None

ENVIRONMENTAL DETERMINATION (CEQA)

Initial Study Required

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Tyler Montgomery (213) 974-6433 tmontgomery@planning.lacounty.gov
Public Works	Cleared	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Cleared	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Cleared	Michelle Tsiebos (626) 430-5382 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Tentative Map Revision Required:

Exhibit Map/Exhibit "A" Revision Required:

Revised Application Required:

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

Other Holds (see below):

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Tentative Map:

- Existing utility easement "A" should not be included in the site's net area. Please revise.

Exhibit Map:

- A minimum of 26 feet of back-up space is required for all on-site parking spaces. The covered parking spaces for Units 3 and 4, as well as the guest parking space between them, currently show only 25 feet. Please revise.
- Clearly indicate the manner in which the pedestrian walkway is crossed by driveways accessing Units 1-4 and associated guest parking spaces.
- Redesign the stoop for Unit 3 so that it does not block the pedestrian walkway, in a manner similar to Units 1 and 2.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

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TRACT NO. 073191 (Rev)

TENTATIVE MAP DATED 10-14-2015
EXHIBIT MAP DATED 10-14-2015

The following reports consisting of 11 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

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TRACT NO. 073191 (Rev)

TENTATIVE MAP DATED 10-14-2015
EXHIBIT MAP DATED 10-14-2015

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
9. Place standard condominium notes on the final map to the satisfaction of Public Works.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes in documents over the common private driveways to the satisfaction of Public Works.
12. Remove existing buildings prior to final map approval. A demolition permit and final sign-off from the inspector are required from the Building and Safety office.
13. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
14. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

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TRACT NO. 073191 (Rev)

TENTATIVE MAP DATED 10-14-2015

EXHIBIT MAP DATED 10-14-2015

16. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HW
Prepared by Teni Mardirosian *TM*
tr73191L-rev2.doc
<http://planning.lacounty.gov/case/view/r2014-03316>

Phone (626) 458-4910

Date 11-10-2015



**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 073191

TENTATIVE MAP DATE: 10/13/2015

EXHIBIT MAP DATE: 10/13/2015

HYDROLOGY UNIT CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to Building Permit:

1. Comply with the requirements of the Hydrology Study/Low Impact Development (LID)/Water Quality Plan, which was approved on 07/20/2015 to the satisfaction of the Department of Public Works.
2. Per County Code Section 12.84.440 comply with LID standards in accordance with the Low Impact Development Standards Manual which can be found at http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf
3. A drainage and grading plan must be approved by the Department of Public Works to provide for the proper distribution of drainage including contributory drainage from adjoining properties.

(11)

Name VILONG TRUONG Date 11/05/15 Phone (626) 458-4921

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County of Los Angeles Department of Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Tract Map 73191 Tentative Map Dated 10/14/15 (Rev) Parent Tract _____
Grading By Subdivider? [Y] (Y or N) 1148 yd³ Location Temple City APN _____
Geologist --- Subdivider Dexter 11108 Freer, LLC
Soils Engineer EGL Engineer/Arch. EGL Associates, Inc.

Review of:

Geologic Report(s) Dated: _____

Soils Engineering Report(s) Dated: 3/9/15, 1/12/15

Geotechnical Report(s) Dated: _____

References: _____

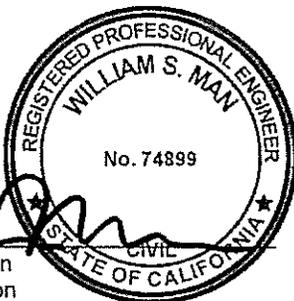
TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

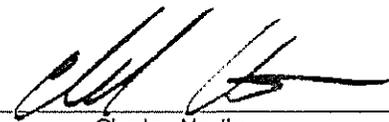
THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- G1. The Final Map does *not* need to be reviewed by the Geotechnical and Materials Engineering Division.
- G2. Prior to grading plan approval, a detailed geotechnical report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultant(s) must be incorporated into the plan. The report must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- S1. At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:
THE ADJUSTED PERCOLATION RATES SHOWN IN THE SOILS REPORT DATED 1/12/15 HAVE NOT BEEN REDUCED BY THE SITE VARIABILITY AND LONG TERM SILTATION REDUCTION FACTORS.

Prepared by


 William Man
 Soils Section


 Charles Nestle
 Geology Section

Date 11/05/15

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/qmedsurvey>

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

1. Approval of this map pertaining to grading is recommended.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

2. Provide approval of:
 - a. The latest hydrology study by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
3. Per County Code Section 12.84.430 (C), follow USEPA guidance regarding "Managing Wet Weather with Green Infrastructure: Green Streets 26" (December 2008 EPA-833-F-08-009) to the maximum extent practicable.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

4. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (fill in whichever is applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
5. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

Name Nazem Said  Date 10-26-2015 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 073191\GP 073191\2015-10-19 TTR 073191 SUBMITTAL

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Construct driveway approaches to the site to comply with current Americans with Disabilities Act standards on Freer Street Avenue to the satisfaction of Public Works. Relocate any affected utilities obstructing the driveway.
2. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Freer Street and Florinda Avenue to the satisfaction of Public Works.
3. Reconstruct any non-ADA conforming features within the right of way or the to be offered private and future right of way to the satisfaction of Public Works.
4. Plant street trees along the property frontage on Freer Street and Florinda Avenue. Any existing street trees that are not acceptable will have to removed and replaced.
5. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway. This condition includes the wooden pole in the existing pavement at northerly property line.
6. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on Freer Street Avenue to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed development or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.

- (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
 - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - (3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
- c. The annexation and assessment balloting process takes more than twelve months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
- d. For acceptance of street light transfer of billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.
7. Prior to map final approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.



The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. A sewer area study for the proposed subdivision (PC 12237AS, dated 03/16/2015) was reviewed and approved. No additional mitigation measures are required. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer connection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
4. Sewer easements are required, subject to review by Public Works to determine the final locations and requirements.

Prepared by Vilong Truong
tr73191s-rev2.doc

Phone (626) 458-4921

Date 11-05-2015

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. The applicant shall comply with the requirements as stipulated by the attached Will Serve letter dated 09/25/2015 from the Golden State Water Company to the satisfaction of Public Works. The Will Serve letter will expire on 09/25/2016 it shall be sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration and abide by all requirements of the water purveyor.



**STATEMENT OF WATER SERVICE TO NEW SUBDIVISIONS
For New or Upgraded Water Distribution Systems**

September 25, 2015

Director of Public Works
County of Los Angeles
900 South Fremont Avenue
Alhambra, CA 91803-1331

Attention: Land Development Division
Code Enforcement Subunit

STATEMENT OF WATER SERVICE FOR 11108 Freer St., Temple City, CA

This is to certify that the proposed water system to serve the above referenced address will be operated by:

Golden State Water Company

630 E. Foothill Blvd.

San Dimas, CA 91773

Upon completion of satisfactory financial arrangements under our rules and regulations on file with the California Public Utilities Commission, the proposed water distribution system for the above referenced subdivision will be adequate during normal operating conditions for the water system of this subdivision as provided in Chapter 20.16 of Title 20 of the Los Angeles County (Water Code) and as shown on the plans and specifications approved by the Department of Public Works. This includes meeting minimum domestic flow requirements as provided by Section 20.16.070 and minimum fire flow and fire hydrant requirements as provided by Section 20.16.060.



Kyle Snay
Operations Engineer
(909) 592-4271 Ext. 103



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 73191

MAP DATE: October 14, 2015

**THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS
PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.**

**FINAL MAP
CONDITIONS OF APPROVAL**

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. The private access within the development shall be indicated as "Private Driveway" on the Final Map. The required fire apparatus access shall be labeled as "Fire Lane" on the Final Map. Any proposed parking area, walkway, or other obstruction within the private driveway shall be outside the required fire lane. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.
3. A reciprocal access agreement is required for the portion of the driveway being shared the future owners. Submit documentation to the Fire Department for review prior to Final Map clearance.
4. A construct bond is required for the private driveway within this development. Provide written verification of the posted construction bond to the Fire Department prior to Final Map clearance.

**PROJECT
CONDITIONS OF APPROVAL**

1. The on-site private driveways shall provide a minimum paved unobstructed width of 20 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

Reviewed by: Juan Padilla

Date: November 10, 2015



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 73191

MAP DATE: October 14, 2015

-
2. All proposed buildings shall be placed such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
 3. Per the fire flow test performed by Golden State Water Company dated 10-27-14, the existing fire hydrants and water system meets the current Fire Department requirements. An updated fire flow test will be required by the Fire Department prior to building permit issuance.
 4. The required fire flow from the public fire hydrant for this development, if the future single family dwellings are less than 3,600 total square feet, is **1250** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
 5. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
 6. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or striped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
 7. The proposed driveway within this development shall provide approved street names and signs. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION REPORT

Tentative Map #	73191	DRP Map Date: 10/14/2015	SCM Date: 11/19/2015	Report Date: 11/10/2015
Park Planning Area #	5	ARCADIA ISLANDS		Map Type: REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.05
IN-LIEU FEES:	\$16,781

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$16,781 in-lieu fees.

Trails:

No trails.

Comments:

Proposed six (6) detached condominium units. One (1) existing single-family home to be removed, net increase of five (5) units.

*****Advisory:**

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: Kathline J. King
Kathline J. King, Chief of Planning



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	73191	DRP Map Date: 10/14/2015	SMC Date: 11/19/2015	Report Date: 11/10/2015
Park Planning Area #	5	ARCADIA ISLANDS	Map Type: REV. (REV RECD)	

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

(P)people x (0.003) Ratio x (U)nits = (X) acres obligation

(X) acres obligation x RLV/Acre = In-Lieu Base Fee

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.
- Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
- U = Total approved number of Dwelling Units.
- X = Local park space obligation expressed in terms of acres.
- RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.23	0.0030	5	0.05
M.F. < 5 Units	4.34	0.0030	0	0.00
M.F. >= 5 Units	3.28	0.0030	0	0.00
Mobile Units	2.35	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				0.05

Park Planning Area = 5 ARCADIA ISLANDS

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.05	\$335,624	\$16,781

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.05	0.00	0.00	0.05	\$335,624	\$16,781



CYNTHIA A. HARDING, M.P.H.
Interim Director

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.
Interim Health Officer

ANGELO J. BELLOMO, REHS, QEP
Deputy Director for Health Protection

TERRI S. WILLIAMS, REHS
Acting Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5100 • FAX (626) 813-3000

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

Hilda Solis
First District

Mark Ridley-Thomas
Second District

Shella Kuehl
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

November 10, 2015

Tentative Tract Map No. 073191

Vicinity: South Arcadia

Tentative Tract Map Date: October 14, 2015

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Tract Map 073191** based on the use of public water (Golden State Water Company) and public sewer as proposed. A copy of a current signed "Will Serve" letter from the water purveyor shall be provided to this Department prior to recommendation of approval of the tentative tract map.

Prepared by:

VICENTE C. BAÑADA 
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
vbanada@ph.lacounty.gov
TEL (626) 430-5381 • FAX (626) 813-3016

From: Kevin Finkel
Sent: Tuesday, December 30, 2025 8:14 AM
To: Michelle Lynch
Subject: FW: Send these to the oak tree guy 11108 FREER ST TEMPLE CITY
Attachments: [IMG_2496.jpeg](#); [IMG_2494.jpeg](#)

Here is another on the same topic.

KEVIN FINKEL, AICP (he/him/his)

SUPERVISING PLANNER, Operations and Major Projects

Office: (213) 974-6411 • Direct: (213) 974-4854

Email: kfinkel@planning.lacounty.gov

From: rifleman91780@charter.net <rifleman91780@charter.net>
Sent: Monday, December 29, 2025 8:18 PM
To: Kevin Finkel <kfinkel@planning.lacounty.gov>
Cc: rifleman91780@charter.net
Subject: FW: Send these to the oak tree guy 11108 FREER ST TEMPLE CITY

CAUTION: External Email. Proceed Responsibly.

-----Forwarded Message-----

From: <91780morgan@gmail.com>
To: <rifleman91780@charter.net>
Sent: December 29, 2025 at 9:09 PM MST
Subject: Send these to the oak tree guy

Sent from my iPhone

IF THEY ARE GOING TO CUT DOWN TO 4" BRANCHES THEY WILL BE REMOVING THE 6 PROTECTED OAK TREES.

THEN THEY SHOULD BE FINED \$50,000.00 EACH TREE OR \$300,000.00

From: Kevin Finkel
Sent: Tuesday, December 30, 2025 8:17 AM
To: Michelle Lynch
Subject: FW: RE: Oak Tree Permits Filed: 12/22/2025 to 12/28/2025

Last one.

KEVIN FINKEL, AICP (he/him/his)
SUPERVISING PLANNER, Operations and Major Projects
Office: (213) 974-6411 • Direct: (213) 974-4854
Email: kfinkel@planning.lacounty.gov

From: rifleman91780@charter.net <rifleman91780@charter.net>
Sent: Tuesday, December 30, 2025 8:11 AM
To: Kevin Finkel <kfinkel@planning.lacounty.gov>
Cc: rifleman91780@charter.net
Subject: RE: RE: Oak Tree Permits Filed: 12/22/2025 to 12/28/2025

CAUTION: External Email. Proceed Responsibly.

12-30-25

HELLO

"YES FORWARD THIS PLEASE"

THERE IS A LOT OF INFORMATION SHOULD BE NOTED. THE REASON THE 6 PROTECTED OAKS WERE PUT IN PLACE IS BECAUSE OF THE NON-TRUTHS ABOUT THE 2 100 YR OLD TREES.

FOR THE RECORD THE EMPLOYEE OF LA COUNTY REGIONAL PLANNING ASSISTANT II LAND DIVISION IS "JOSHUA HUNTINGTON AICP" and i still have the business card he gave me when i went down to Protest the Cutting Down of the 2 Oak Trees.

it seems that the Owners of the Property Believe they have Found a Way to get the Protected Oaks Removed. and i will e searching Now to Find the Pictures i took of the Asian woman Who Hired the Asian man to Trim the Protected Oak Trees into a Ball.

I VOTE NO TO ALLOWING THEM TO REMOVE THE 6 TREES AND WHAT SHOULD HAPPEN IS "EACH TREE IS REPLACED TO THE ORIGINAL SHAPE AND SINCE THE ORIGINAL PLANS WERE SIGNED OFF BY L.A. COUNTY BE BROUGHT BACH TO ORIGINAL PLANS.

HAPPY NEW YEAR

From: "Kevin Finkel" <kfinkel@planning.lacounty.gov>
To: <rifleman91780@charter.net>
Sent: December 30, 2025 at 8:00 AM MST
Subject: RE: Oak Tree Permits Filed: 12/22/2025 to 12/28/2025

Good morning,

Would you like me to forward this to Ms. Lynch to ensure that she's received your letter?
This will make sure that it gets added to the file.

KEVIN FINKEL, AICP (he/him/his)

SUPERVISING PLANNER, Operations and Major Projects

Office: (213) 974-6411 • Direct: (213) 974-4854

Email: kfinkel@planning.lacounty.gov

From: rifleman91780@charter.net <rifleman91780@charter.net>

Sent: Monday, December 29, 2025 7:46 PM

To: Kevin Finkel <kfinkel@planning.lacounty.gov>

Cc: rifleman91780@charter.net

Subject: RE: Oak Tree Permits Filed: 12/22/2025 to 12/28/2025

CAUTION: External Email. Proceed Responsibly.

WERE YOU AWARE OF THIS TRAGEDY AT 11108 FREER ST

HERE IS COPY OF THE LETTER I SENT TO THE PLANNER IN-CHARGE

12-28-25

Good Day Ms Lynch

I don't know how much information you were given about the 6 protected oak trees for trimming of these 6 protected oaks but I was involved with statements about the original cutting down of the (2) 100 yr old oak trees. I am no longer able to access my old email address (rifleman@pacbell.net) but if you research the original case of the Cleminson Mansion (was located at this address) as I also had information that was presented in the original hearing.

All the Owners Were Informed i was told by the Builder of the proprieties and it seems that the New Owners Had the Idea "since i Own the Property I CAN DO AS I PLEASE" if you will check with Building ans Safety there have been many issues with Hedge Height as i was able to show a picture of the child walking with the mother to school AND THE TENANTS COULD NOT SEE THE PEOPLE WALKING ON THE SIDEWALK. the day i sent in picture to building and safety the hedges were trimmed down to i believe 30 inches.

they all knew about the Restrictions of Trimming of the Protected Oak Trees.

i believe I STILL HAVE THE PICTURE OF ONE OF THE OWNERS WHO HIRED A SO CALLED TREE TRIMMER "BUTCHER THE 6 TREES INTO A BALL SHAPE. i have i believe 3 pictures of woman the contractor and his truck.

the Only Way to Resolve this Issue is to REMOVAL ALL 6 TREES and Replant 4 new ones as the original builder had put a Water Line to Each Tree and when they got Finned i was told \$13,000.00 for the damage they Did to The Protected Oak Trees the HOA SHUT OFF ALL THE WATER TO THE EXTERIOR VEGETATION as it is inevitable as now you can see all the water lines in the grass area.

IF YOU COULD ASSIST ME TO SEE WHAT THE TENANTS WANT TO TRY TOO GET AWAY WITH by sending me the internet address so i see would be appreciated.

i am 82 and i use a walker to get around but would love to hear the Excuses they have an Attorney Come Up With as i know a lot about my area.

one of the County People made a statement to me "THERE ISN'T AN PROTECTED OAK TREE I CAN'T GET CUT DOWN" his name is on the case for this address in the beginning

Thank You

Richard Morgan

5209 Myrtus Ave

Temple City

rifleman91780@charter.net

From: rifleman91780@charter.net
Sent: Monday, January 5, 2026 11:46 AM
To: Michelle Lynch
Cc: rifleman91780@charter.net
Subject: FW: Here is a picture of the woman who authorized the cutting in the gardener and his pick up truck and the one picture of 11108 FREER Street
Attachments: [IMG_2564.PNG](#); [IMG_2565.PNG](#); [IMG_2566.PNG](#)

CAUTION: External Email. Proceed Responsibly.

case number is RPPL2024002242, Project No. PRJ2024-001752
ENCLOSED ID PICTURE OF THE WOMAN WHO AUTHORIZED THE BUTCHERING AND THE MAN WHO DID THE TRIMMING ALSO PIC 3 IS THE SHAPE OF THE TREE AFTER THE HARSH CUTTING. THE TREES WERE AT LEAST 20 FT TALL AS SOME OF THE MAIN SHOOTS WERE ABOUT 4" IN DIAMETER.

-----Forwarded Message-----

From: <91780morgan@gmail.com>
To: <rifleman91780@charter.net>
Sent: January 5, 2026 at 12:39 PM MST
Subject: Here is a picture of the woman who authorized the cutting in the gardener and his pick up truck and the one picture of 11108 FREER Street

Sent from my iPhone

