

**SUPPLEMENTAL  
REPORT TO THE HEARING OFFICER**

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DATE ISSUED: January 30, 2025  
HEARING DATE: February 4, 2025 AGENDA ITEM: 3  
PROJECT NUMBER: PRJ2023-003960-(1)  
PERMIT NUMBER(S): Oak Tree Permit RPPL2024001753  
SUPERVISORIAL DISTRICT: 1  
PROJECT LOCATION: 2907 Rio Lempa Drive Hacienda Heights, CA 91745  
OWNER: Ping Wei and Yong Chen  
APPLICANT: Ping Wei and Yong Chen  
CASE PLANNER: Carl Nadela, AICP, Principal Regional Planner  
cnadela@planning.lacounty.gov

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**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 PRJ2023-003960-(1), Oak Tree Permit (“OTP”) Number RPPL2024001753.

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(S):**

**I, THE HEARING OFFICER, APPROVE OAK TREE PERMIT NUMBER RPPL2024001753 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.**

**PROJECT DESCRIPTION**

**A. Entitlement(s) Requested**

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

**B. Project**

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

**C. Project Updates**

The revised Findings and Conditions with the revisions requested by the Hearing Officer were transmitted to the Hearing Officer on January 23, 2025. On January 27, 2025, Staff received a memo from the Hearing Officer requesting the revised Existing and Proposed Site Plan and Existing and Proposed Elevations that incorporated the modifications directed by the Hearing Officer. The requested revised plans are attached for the Hearing Officer’s review and consideration.

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Report

Reviewed By:



\_\_\_\_\_  
Maria Masis, AICP, Supervising Regional Planner

Report

Approved By:



\_\_\_\_\_  
Susan Tae, AICP, Assistant Administrator

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Attachment: Revised Existing and Proposed Site Plan and Existing and Proposed Elevation



# New Retaining Wall

## GENERAL NOTES:

1. THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THAT FURNISHED BY SUBCONTRACTORS.
2. CONTRACTOR SHALL SECURE ALL LICENSES AND PERMITS NECESSARY FOR THE COMPLETION OF THIS WORK, AND SHALL PAY ALL COSTS IN CONNECTION THEREWITH. WHERE LOCAL REGULATIONS REQUIRE INSPECTION, THIS CONTRACTOR SHALL MAKE ALL ARRANGEMENTS, SAME, PAYING ALL COSTS, AND SHALL SECURE A CERTIFICATE OF FINAL INSPECTION ANFOR D APPROVAL OF THE WORK, WHICH CERTIFICATE SHALL BE TURNED OVER TO THE OWNER BEFORE FINAL PAYMENT IS MADE.
3. THE CONTRACTOR SHALL VISIT THE PREMISES AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS BEFORE ISSUING BID.
4. CONTRACTOR, ONLY, WILL BE RESPONSIBLE FOR MEASUREMENT CORRECTNESS.
5. THE ARCHITECT WILL NOT BE RESPONSIBLE WHERE CONSTRUCTION DEVIATES FROM DRAWINGS.
6. CONTRACTOR SHALL VERIFY AND COORDINATE ALL EXISTING CONDITIONS WITH PROPOSED NEW WORK AND SHALL NOTIFY THE ARCHITECT ON ANY DISCREPANCIES THAT MAY OCCUR BEFORE PROCEEDING WITH THE WORK.
7. DIMENSIONS SHOWING ARE APPROXIMATE. FINAL DIMENSIONS TO BE DETERMINED IN THE FIELD, ACCORDING TO LOCATION OF EXISTING JOISTS, BEAMS, PIPES, ETC.
8. ALL STRUCTURAL WORK SHALL BE COORDINATED WITH MECHANICAL, ELECTRICAL, PLUMBING, ETC., REQUIREMENTS; DISCREPANCIES, AND/OR INTERFERENCE'S SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
9. THE CONTRACTOR SHALL PROTECT AND PRESERVE ALL EXISTING ITEMS TO REMAIN AND SHALL REPAIR AND REPLACE ANY DAMAGED ITEMS TO APPROVAL BY THE ARCHITECT AND WITHOUT ANY ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR TO INCLUDE ALL NECESSARY WORK AND MATERIAL TO FINISH PROJECT WITHIN THE SAME EXISTING QUALITY.
11. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND APPLICABLE FEDERAL, STATE AND LOCAL CODES.
12. GYPSUM WALLBOARD APPLICATIONS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF "AMERICAN STANDARD SPECIFICATION".
13. ALL CONTRACTORS AND THEIR SUBCONTRACTORS SHALL CARRY INSURANCE TO PROTECT THE OWNER FROM CLAIMS OF DAMAGES FOR PERSONAL INJURIES, INCLUDING DEATH, WHICH MAY ARISE IN CONNECTION WITH THE PROJECT.
14. ALL WORK SHALL BE SUBJECT TO FINAL INSPECTION AND ACCEPTANCE BY THE OWNER.

### Drainage Note(s) :

1. Provisions shall be made for contributory drainage at all times.
2. Owner will maintain drainage devices and keep free of debris.
3. An excavation/encroachment permit is required for construction and/or discharge of drainage within public road R/W.
4. No work is allowed within the protected zone of oak tree without an oak tree report and permit.
5. Total Proposed Landscape Area 0 Square Feet
6. No easements on the property.
7. No slopes 3:1 or steeper within 40' of proposed structure.
8. A property line survey, prepared by a CA licensed land surveyor or a civil engineer with a license number below C33966, may be required by the Building Official based upon site conditions in accordance with LACBC Section 108.1.

## PROJECT DATA:

EXISTING BUILDING CONSTRUCTION TYPE: V-B  
 EXISTING BUILDING FT: 1,605 SQ.FT.  
 LOT SIZE: 15,360 SQ.FT  
 APN: 8241-022-055  
 OCCUPANCY GROUP: R3/U

## SCOPE OF WORK:

PROPOSE A NEW 6'-6" HEIGHT RETAINING WALL 95'-8" IN LENGTH;

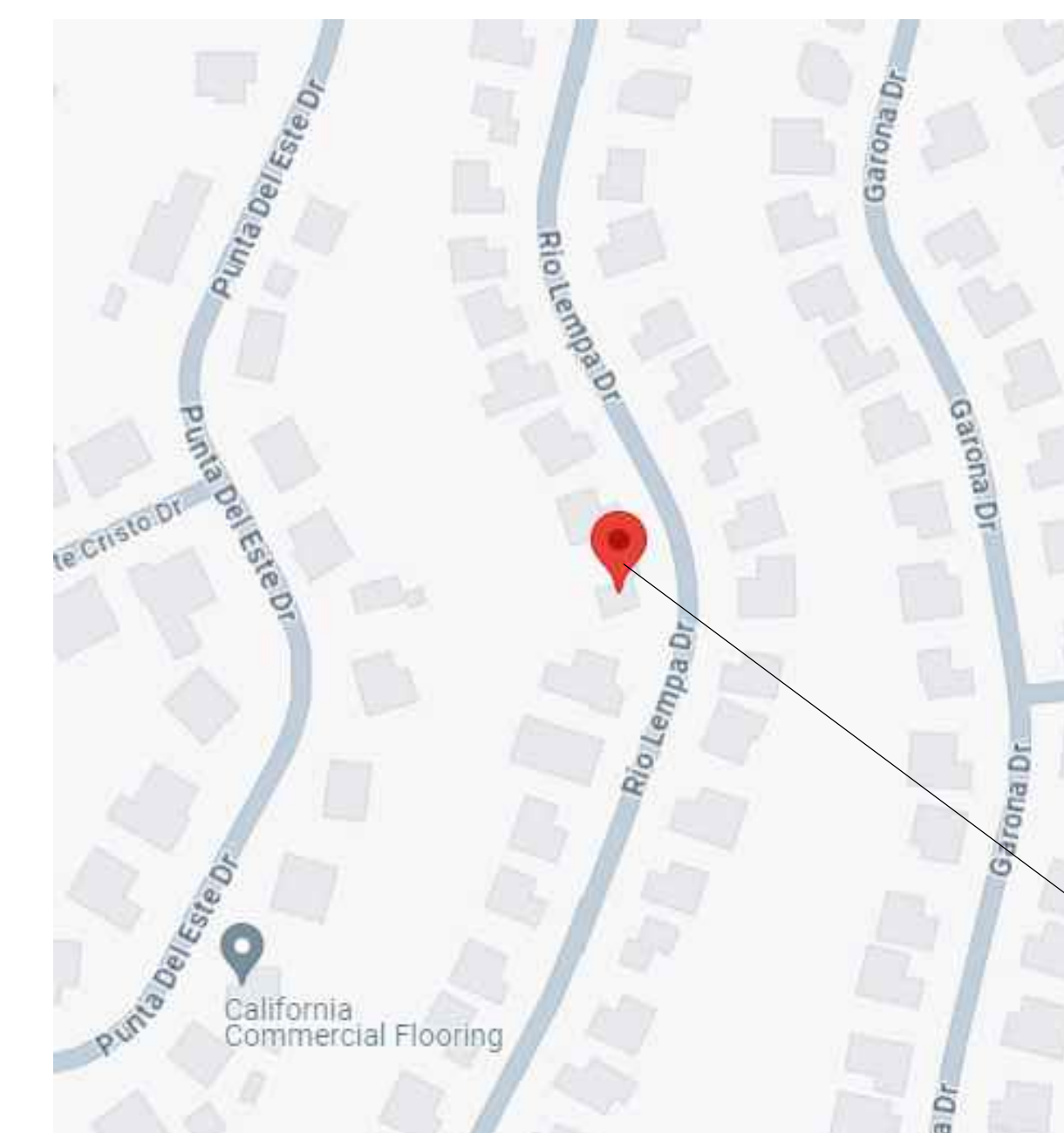
## CODES USED:

2022 California Residential Code  
 2022 California Building Code  
 2022 California Mechanical Code  
 2022 California Plumbing Code  
 2022 California Electrical Code  
 2022 California Green Building Standard Code  
 2022 California Energy Code  
 2023 LA COUNTY AMENDMENTS.

## OWNERS INFORMATION:

Ping Wei 626-510-2616

## VICINITY MAP



PROJECT ADDRESS

RCD PARTNERS

8 Corporate Park # 100  
 Irvine, CA 92606  
 T 310.634.9065

PROFESSIONAL SEAL:

Austin Liang

| NO. | DATE: | DESCRIPTION: |
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PROJECT TITLE  
 2907 Rio Lempa Dr,  
 Hacienda Heights, CA 91745

SHEET NAME  
 TITLE SHEET

JOB NO: 240722  
 DATE ISSUED: 11-27-2024  
 DRAWN BY: AL  
 CHECK BY: AL

SHEET NO:  
 A-0

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PROFESSIONAL SEAL:

*Austin Liang*

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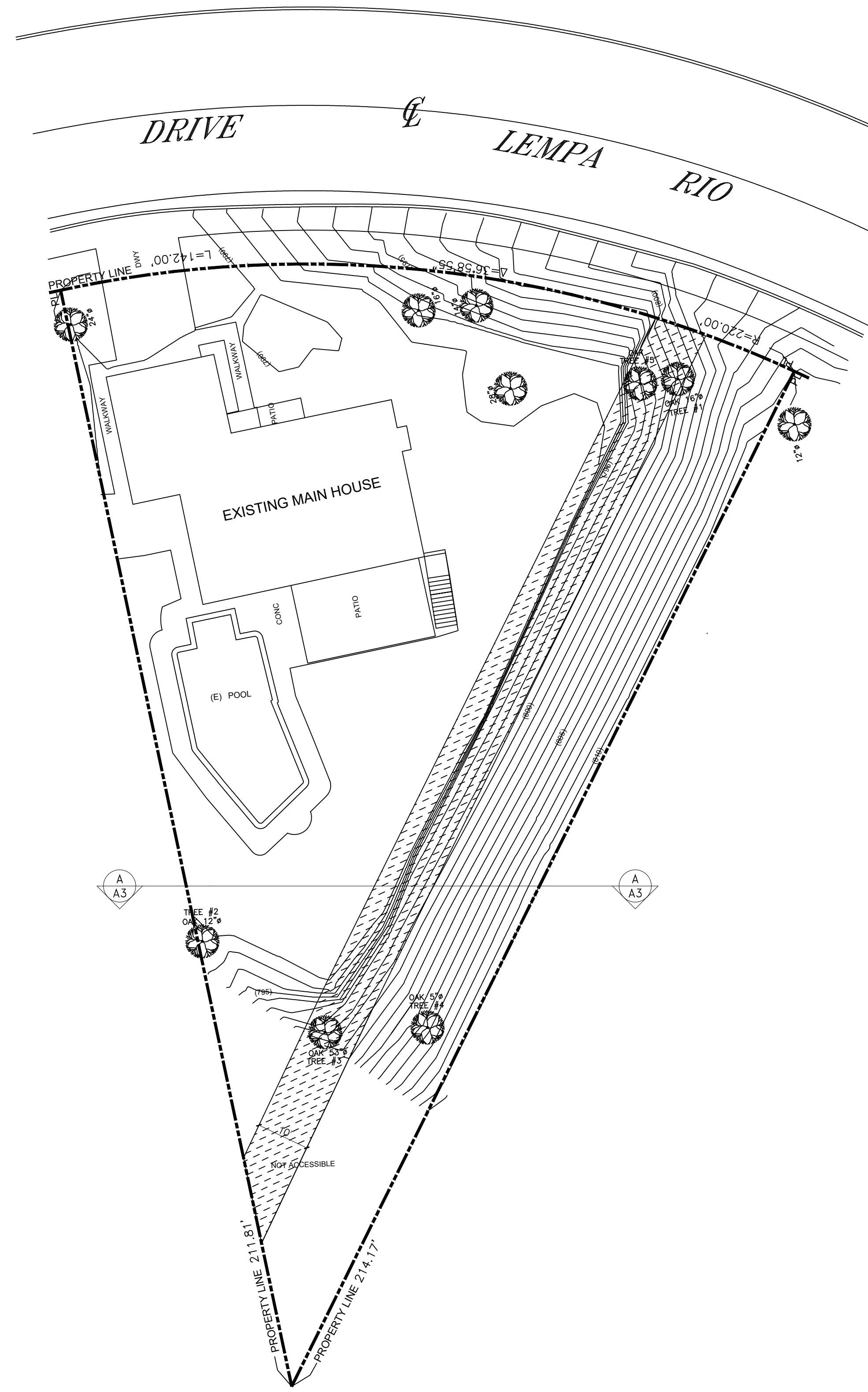
PROJECT TITLE  
**2907 Rio Lempa Dr,  
Hacienda Heights, CA 91745**

SHEET NAME  
**EXISTING SITE PLAN  
& PROPOSED SITE PLAN**

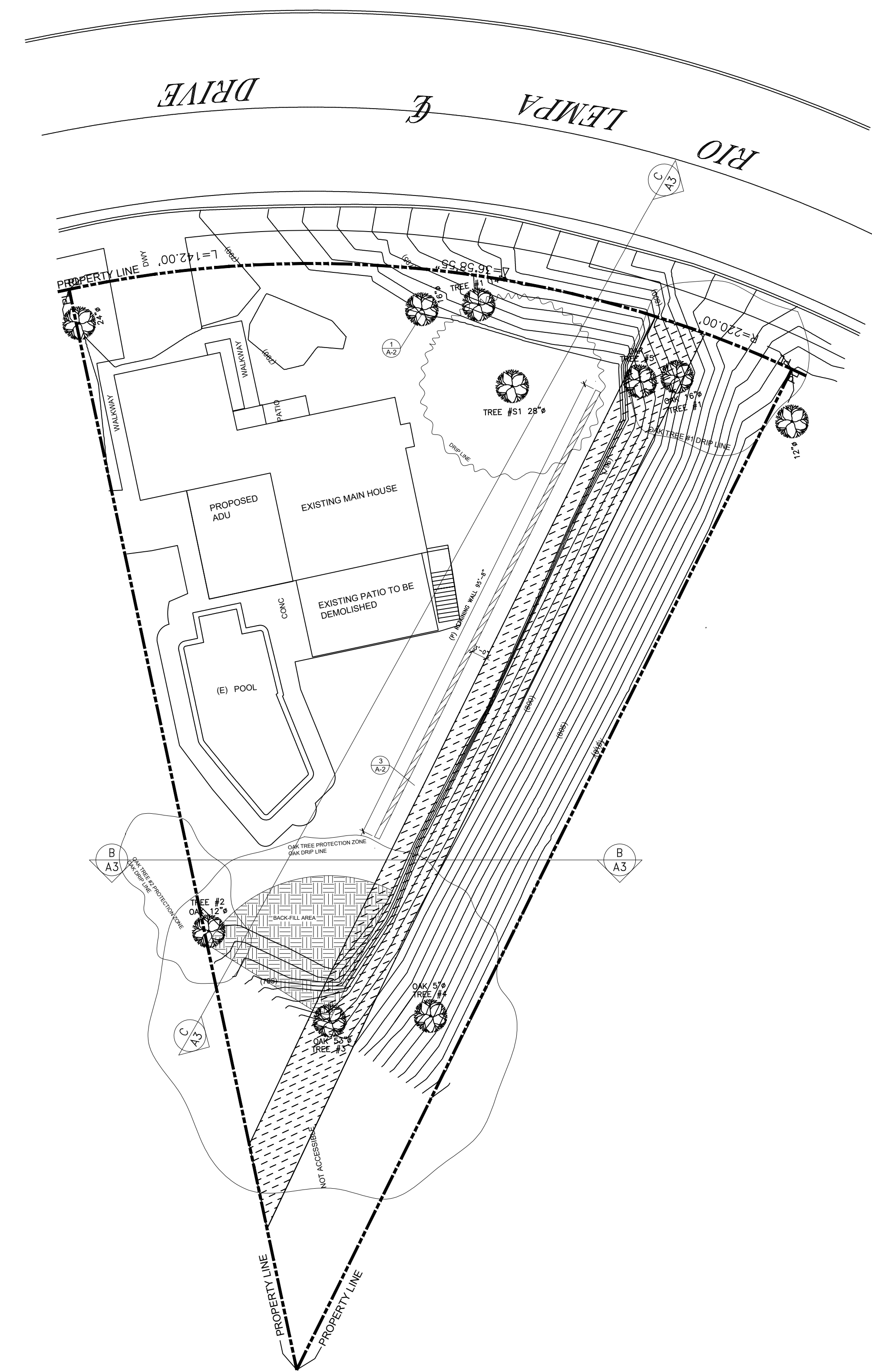
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| DATE ISSUED: | 11-25-2024 |
| DRAWN BY:    | AL         |
| CHECK BY:    | AL         |

SHEET NO:  
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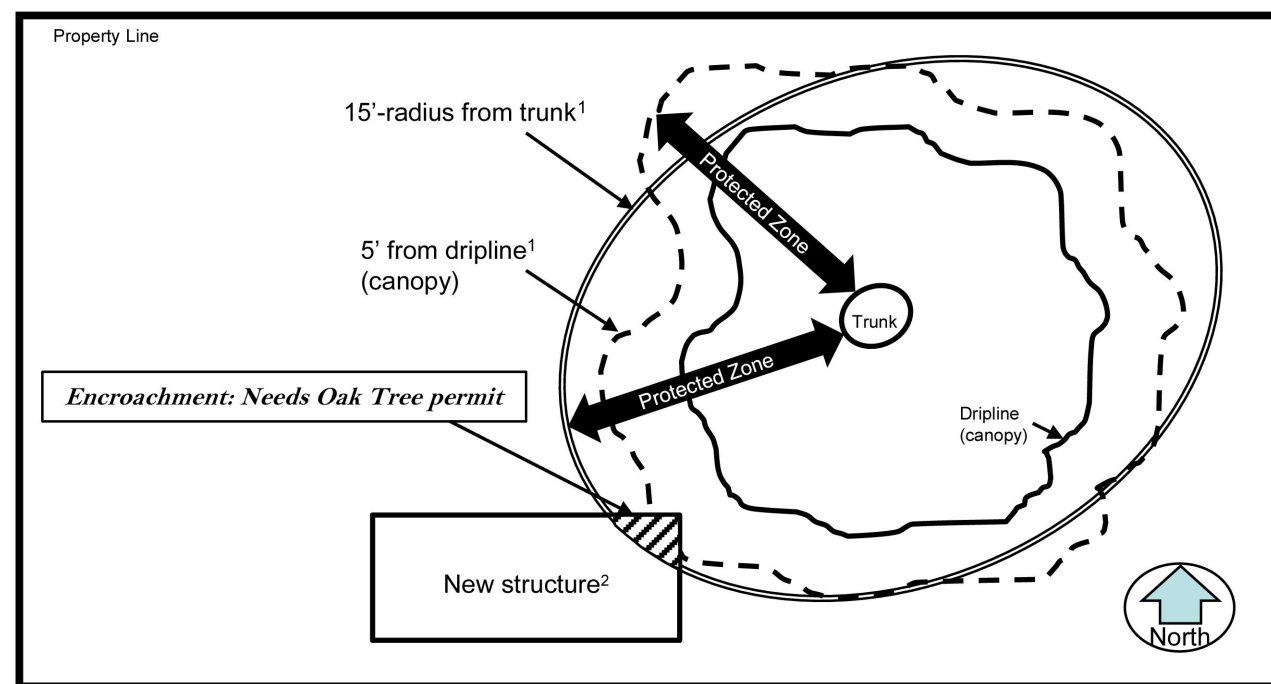


**EXISTING SITE PLAN**  
SCALE: 1/16" = 1'-0"



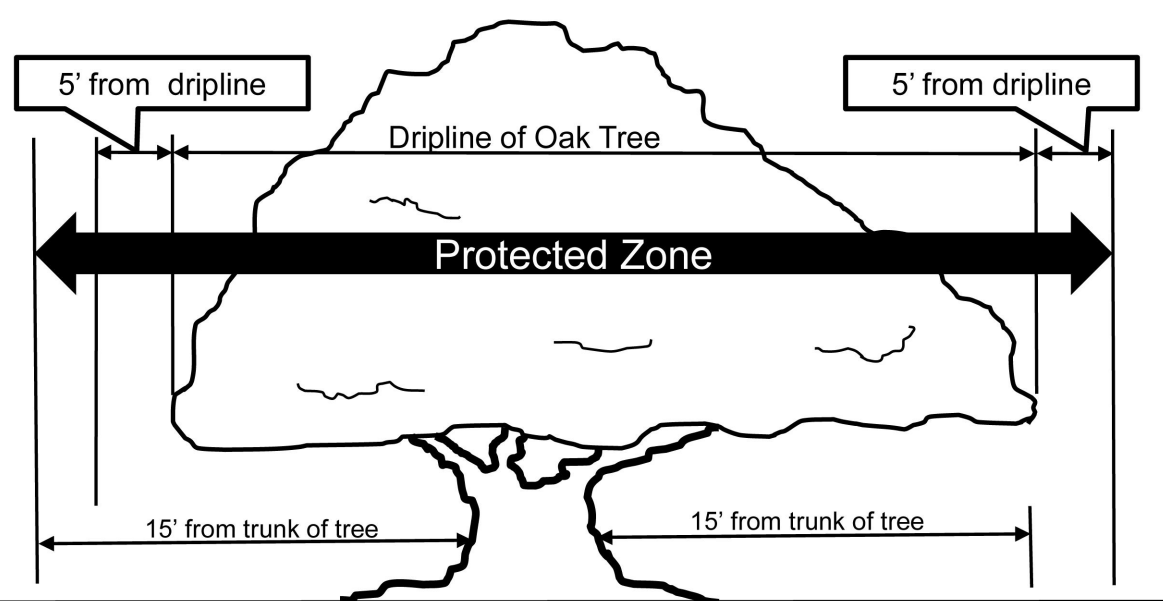
**PROPOSED SITE PLAN**  
SCALE: 1/16" = 1'-0"

**Oak Tree Diagram**



(Oak trees at least 8 inches in diameter at 4.5 feet above natural grade or multi-trunk oak trees with a combined diameter of 12 inches are protected)

- 1- Oak tree protected zones are the areas 15 feet from trunk and 5 feet from dripline (canopy). Show **BOTH** on site plan. Encroachment occurs within either area.
- 2- Any construction, improvement, and demolition (including but not limited to structures, walls, fences, grading, paving, irrigation, landscaping, balconies, storage, and required parking) must be located outside the oak tree protected zones.
- 3- Show the oak tree protected zones, whether the tree is on your property or outside your property (including the public right of way.)
- 4- An arborist report may be required to determine if there is an encroachment.





PROFESSIONAL SEAL:

*Austin Liang*

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PROJECT TITLE

2907 Rio Lempa Dr,  
Hacienda Heights, CA 91745

SHEET NAME

EXISTING & PROPOSED  
ELEVATION

JOB NO: 240722

DATE ISSUED: 11-27-2024

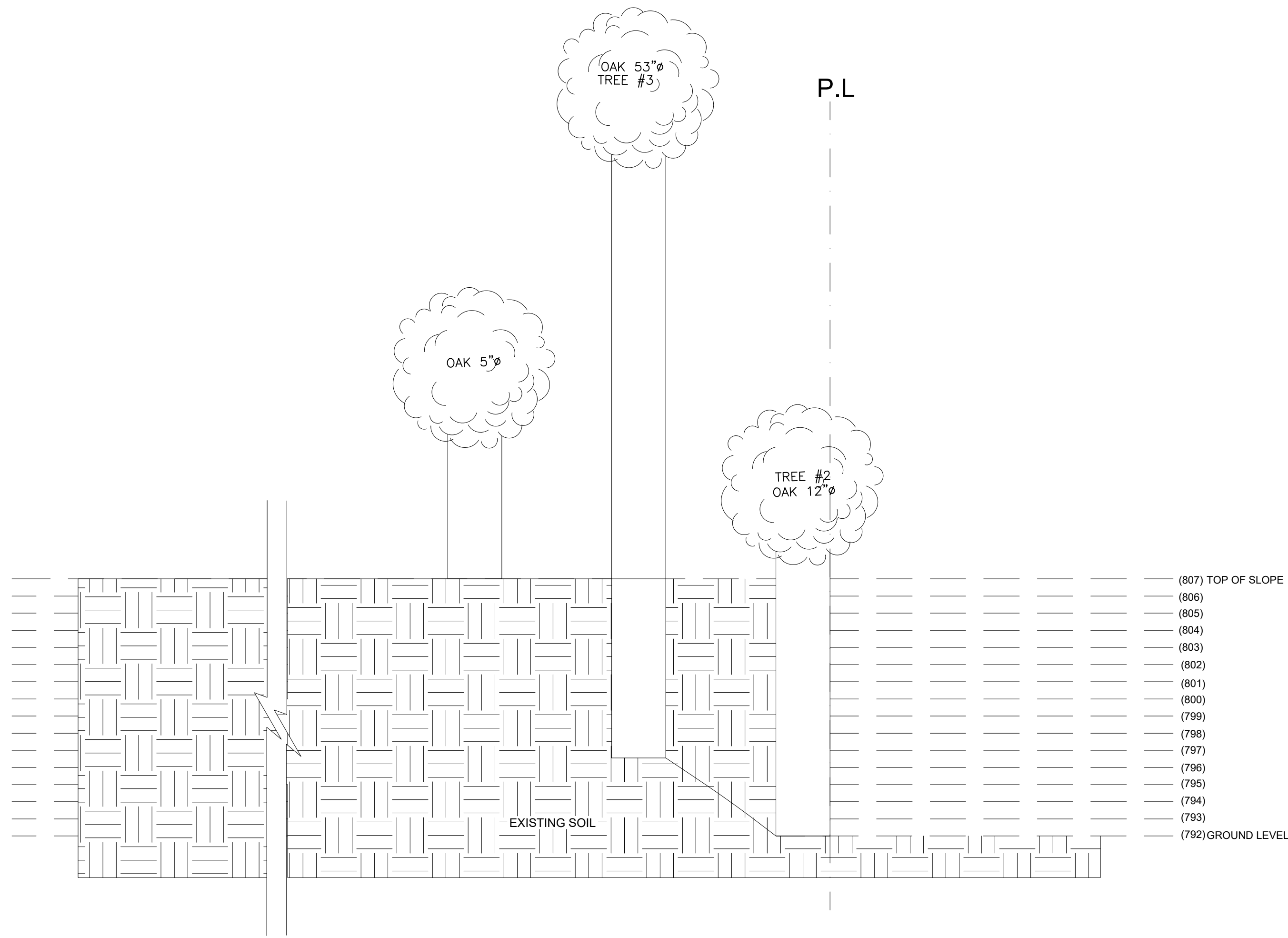
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CHECK BY: AL

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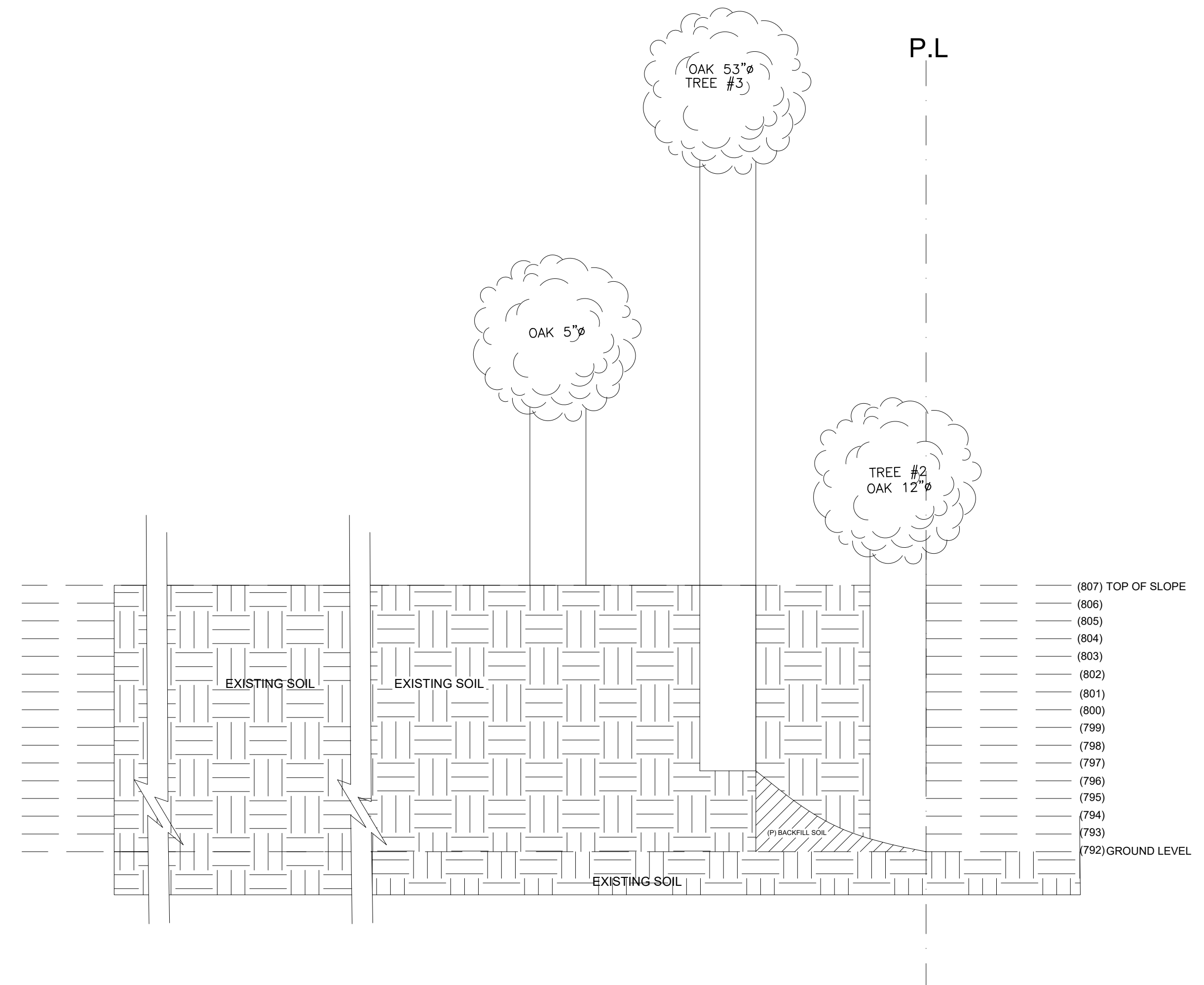
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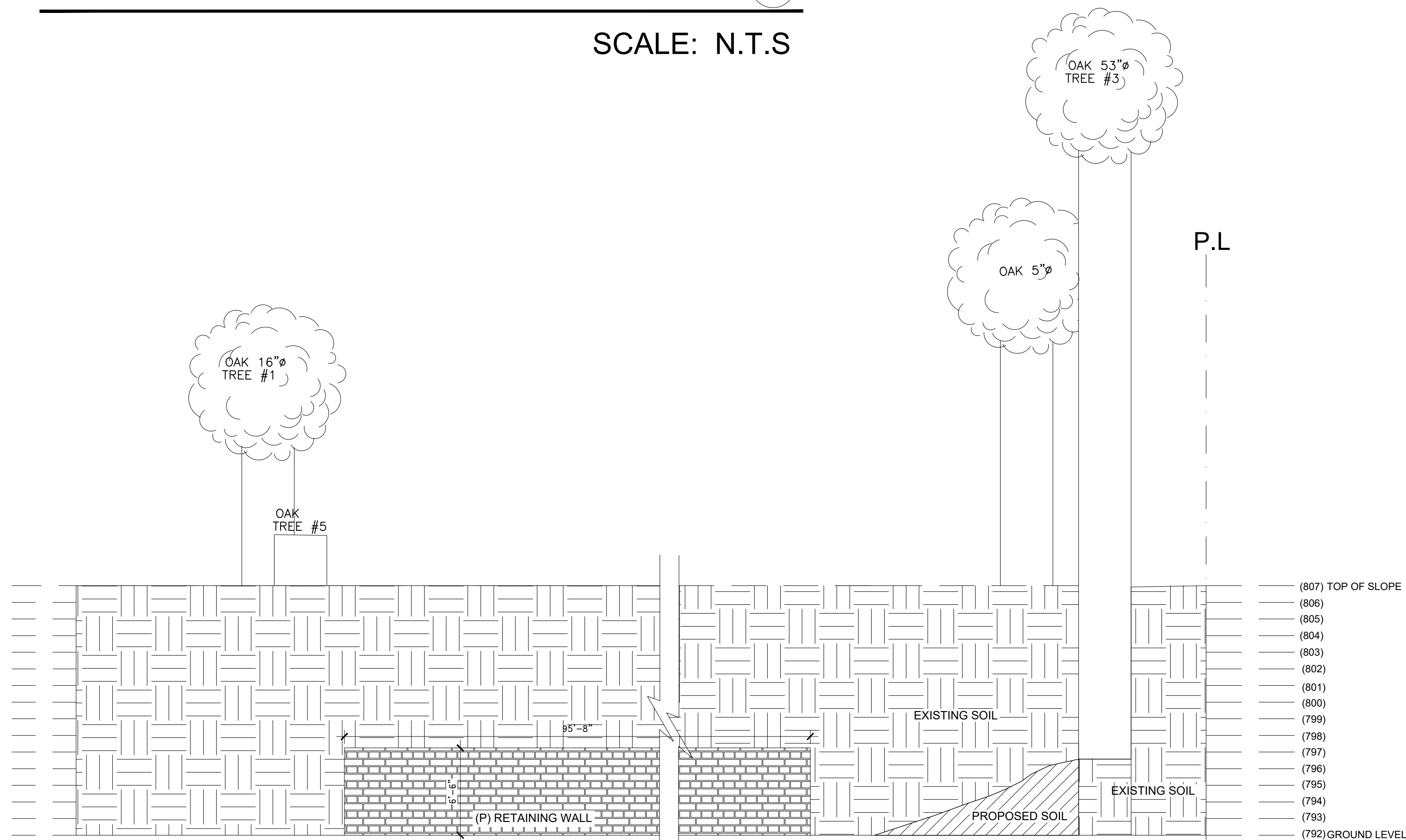
**EXISTING WESTERN ELEVATION A**

SCALE: N.T.S



**PROPOSED WESTERN ELEVATION B**

SCALE: N.T.S



**PROPOSED SOUTHERN ELEVATION C**

SCALE: N.T.S