

REPORT TO THE HEARING OFFICER

DATE ISSUED: March 6, 2025

HEARING DATE: March 18, 2025 AGENDA
ITEM:5

PROJECT NUMBER: PRJ2024-000924-(5)

PERMIT NUMBER(S): Oak Tree Permit (“OTP”) No. RPPL2024002516
Zoning Conformance Review No. RPPL2024002515

SUPERVISORIAL DISTRICT: 5

PROJECT LOCATION: 2980 Crestford Drive, Altadena (Assessor’s Parcel
Number 5829-029-050)

OWNER: Mary Hines

APPLICANT: Mary Hines

CASE PLANNER: Jolee Hui, Principal Planner
jhui@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 PRJ2024-000924-(5), OTP Number RPPL2024002516, 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(S):

I, THE HEARING OFFICER, APPROVE OAK TREE PERMIT NUMBER RPPL2024002516 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

- Oak Tree Permit (“OTP”) to authorize retroactive encroachment into the protected zone of one heritage-sized oak tree (identified as Tree No. 1), associated with legalizing a 97 square foot trellis covered patio and a 283 square foot addition to an existing single-family residence (“SFR”), and to authorize new encroachment associated with the proposed interior remodeling within this SFR addition, and corrective pruning of Tree No. 1 as recommended by the consulting arborist in the R-1-7,500 (Single-Family Residence – 7,500 Square Feet Minimum Required Lot Area) Zone pursuant to County Code Section [22.174.030 \(Applicability\)](#).

B. Project

The Project is a request to authorize encroachment into the protected zone of the heritage-sized oak tree located at 2980 Crestford Drive (“Project Site”). The tree is identified as coast live oak in an oak tree report prepared by Peter C. Harnisch, Consulting Arborist, dated January 3, 2024. The requested encroachment is associated with the following:

Retroactive

- Legalization of a 97-square-foot covered patio/trellis attached to the existing SFR.
- Legalization of a 283-square-foot addition to the rear of an existing SFR

Proposed

- Proposed interior house remodeling within the existing “to be legalized” floor area addition
- Proposed security gate in the south side yard
- Corrective pruning as recommended by the consulting arborist in the oak tree report

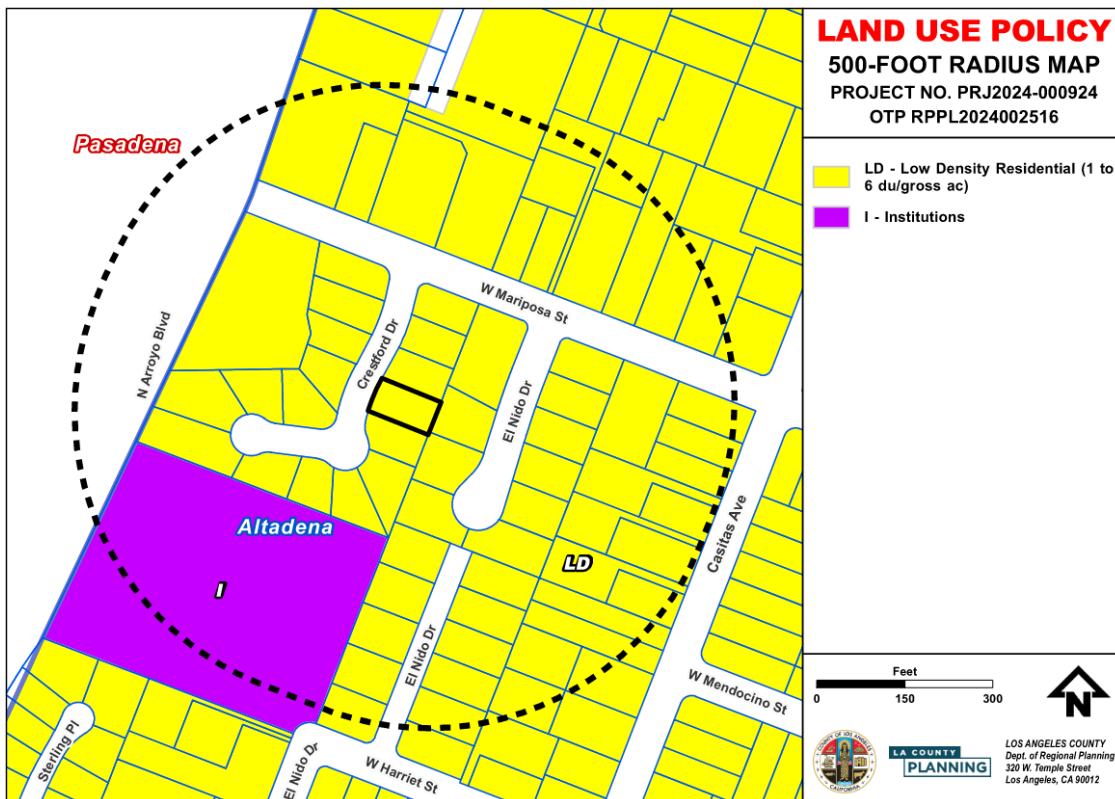
The 283-square-foot addition was likely first constructed in 1967 and the trellis covered patio were partially completed without a permit in 2023 and are currently being reviewed, along with the proposed interior remodeling of the SFR, under associated Zoning Conformance Review No. RPPL2024002515 (“related ZCR”). The proposed interior remodeling under the related ZCR involves upgrading the existing master’s bathroom (which is a part of the 287-square-foot addition area) to provide American Disability Act features for the property owner.

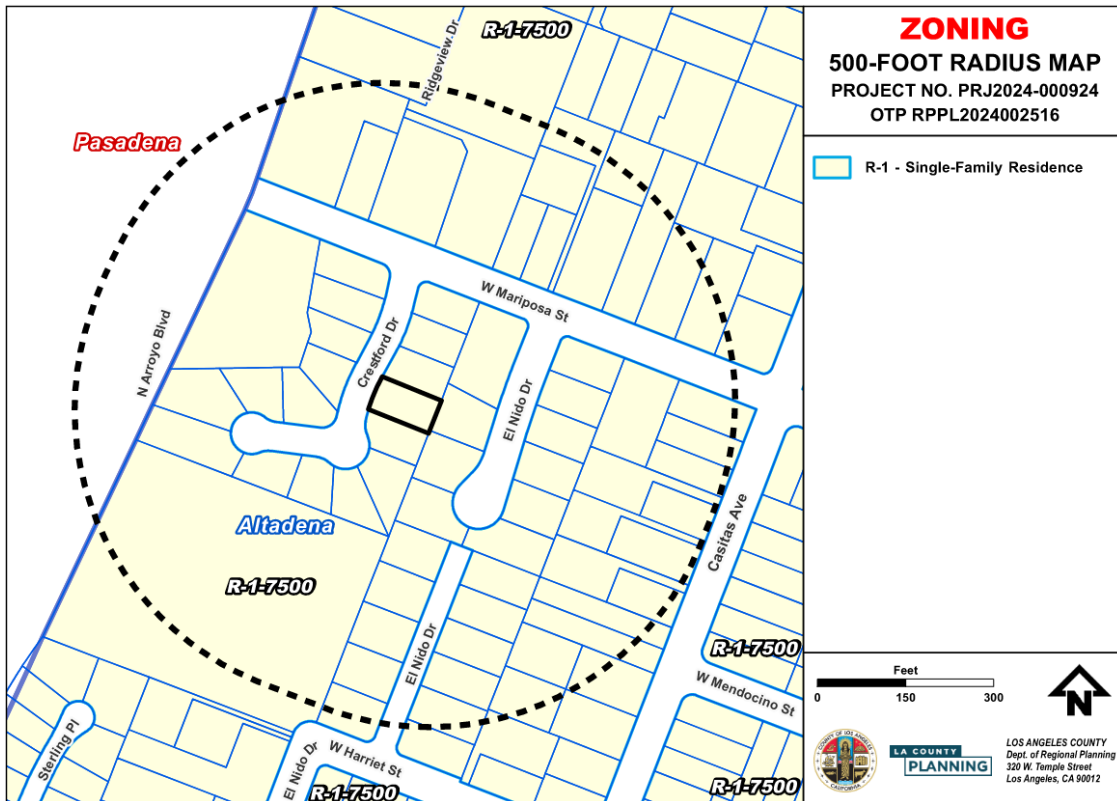
| Oak Tree | DBH (Diameter at Breast Height) | Condition | Approximate Location | Request |
|----------------------------------|---------------------------------|-----------|----------------------|---|
| Tree No. 1 Heritage (on-site) | 57.1 inches | Average | Rear Yard | Encroachment related to legalizing the covered patio, 283 SF addition to SFR, and proposed interior bathroom remodel, corrective pruning, and installation of security gate |

SUBJECT PROPERTY AND SURROUNDINGS

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

| LOCATION | ALTADENA COMMUNITY PLAN LAND USE POLICY | ZONING | EXISTING USES |
|------------------|---|-----------------------------|---------------------------------|
| SUBJECT PROPERTY | LD (Low Density Residential –1-6 dwelling units per gross acre) | R-1-7,500 | Subject SFR |
| NORTH | LD | R-1-7,500 | SFRs |
| EAST | LD | R-1-7,500 | SFRs |
| SOUTH | LD, I (Institutions) | R-1-7,500 | SFRs, child and family services |
| WEST | LD, City of Pasadena | R-1-7,500, City of Pasadena | SFRs, Hahamongna Watershed Park |





PROPERTY HISTORY

A. Zoning History

| ORDINANCE NO. | ZONING | DATE OF ADOPTION |
|---------------|-----------|------------------|
| 5541 | R-1-7,500 | May 9, 1950 |

B. Previous Cases

| CASE NO. | REQUEST | DATE OF ACTION |
|---------------|---|-------------------|
| BL 9702280044 | Building permit to alter slope of roof. | February 28, 1997 |

C. Violations

Staff has not identified any history of violations at the Project Site.

ANALYSIS

A. Land Use Compatibility

While the OTP is for the encroachment into the protected zone of one heritage oak tree, the related additions and interior remodel of the SFR are compatible with the surrounding area in terms of size, massing, and use, thus maintaining the residential character of the neighborhood without removal of any existing oak trees. Surrounding land uses mainly

consist of other SFRs and accessory structures. The existing addition of habitable floor space to the existing SFR is not out of character and is compatible with the neighborhood.

B. Neighborhood Impact (Need/Convenience Assessment)

The construction-related impacts associated with the residential additions (i.e., covered patio, security gate, and habitable space addition) to the heritage oak tree have been nearly completed, and the resulted encroachment is not expected to cause significant adverse effects to the oak tree's health or structures, resulting in the continued benefits of the tree to the surrounding area. In the oak tree report prepared by Peter C. Harnisch, Consulting Arborist, dated January 3, 2024, the arborist indicated that he did not observe "any obvious signs of stress that would normally be seen when root loss occurs such as deadwood at branch extremities or sparsity within the leaf canopy." The proposed interior remodeling involving a bathroom upgrade is anticipated to be limited and should have negligible, if any, impact on the heritage oak tree, as all the work being proposed is inside the existing SFR. Lastly, the proposed corrective pruning, potentially on branches greater than two inches in diameter, is a recommendation identified in the oak tree report

The approval of this OTP will also ensure future monitoring of the tree by the County Forester, and if oak tree does not survive due to the past encroachment activities, the OTP will require its replacement. As part of the OTP conditions of approval, the Permittee will also need to carry out the arborist's recommended measures listed in the oak tree report to bolster its health.

C. Design Compatibility

The existing SFR has been located on the Project Site since 1950. The residential additions (to be legalized under the related ZCR) likely occurred from 1967 to the mid-1990s (partially depicted in County Assessor's records) and are in a similar style to the existing SFR as well as designed to match the character of surrounding development. These existing additions are in the rear yard and are relatively small. They are not visible from the public right-of-way and are unlikely to change the character of the neighborhood, which is primarily other single-family residences. The new security gate in the north side yard is also relatively obscure and will not be very visible from the right of way. The Project is located within the Altadena Community Standards District. Retroactive approval of the covered patio, the 283-square-foot floor area increase, and the proposed interior bedroom remodel, will be reviewed and approved under the related ZCR.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and Altadena Community 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 this project qualifies for a Categorical Exemption (Class 1 Exemption- Existing Facilities, and Class 4 Exemption- Minor Alterations to Land) under the California Environmental Quality Act ("CEQA") and the County environmental guidelines. The Project involves a request to authorize the encroachment into the protected zone of one heritage tree, associated with the prior construction of a trellis covered patio and the addition of 283 square feet of habitable space to an existing SFR, proposed interior remodeling work within this existing 283-square-foot habitable space, proposed installation of a security gate, and proposed corrective pruning recommended by the consulting arborist. As the Project requests the legalization of previous construction and proposes remodeling of the interior of an existing SFR, this falls within a Class 1 exemption. Class 4 exemptions typically consist of alterations in the conditions of land where no removal of healthy, mature, or scenic trees is proposed. The Project involves encroachment into the protected zone of one oak tree located on private land that does not involve the removal of healthy mature, scenic trees related to the legalization of additions to an SFR.

No exceptions to the Categorical Exemption are found to apply to the Project per section 15300.2 of the California Code of Regulations. The subject property is located in a developed residential community and is not located within or near an environmentally sensitive area, a historical resource, a hazardous waste site, or a scenic highway. The surrounding area is an urbanized residential neighborhood. The subject property and its surroundings are developed with roadways, driveways, utility poles and lines, buildings, ornamental landscaping, and other infrastructure. The Project is not on a scenic highway or a hazardous waste site, is not known to contain historic resources, and will not have a significant or cumulative environmental impact; thus, the Project does not meet any exceptions to the identified Categorical Exemption.

- a) Location: The Project Site does not contain any identified environmental resource of hazardous or critical concern as designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.
- b) Cumulative Impacts: The Project mainly involves the retroactive encroachment into the protected zone of one heritage-sized oak, in order to legalize an existing small 283-square-foot floor area addition to the existing single-family residence and to allow proposed interior remodeling within this small floor area, such as updating the existing bathroom inside the Master's bedroom.

- c) “Unusual Circumstances” or Significant Effects: The Project is to authorize encroachment into the protected zone of one heritage-sized oak tree in order to legalize the construction of a minor physical expansion of the existing structure by the prior construction of a 97-square foot trellis covered patio and 283-square foot addition to the existing SFR, along with proposed interior remodeling within this same floor area addition. Adequate utilities and roadway infrastructure already exist to serve the Project Site, and no environmentally sensitive areas will be impacted by any additional development as none is proposed.
- d) Scenic Highways: According to California’s Scenic Highway Program, which is administered by Caltrans, the Project Site is not located within or near an officially designated state scenic highway.
- e) Hazardous Waste Sites: The Project Site is not located on a site which is included on any list compiled pursuant to Government Code Section 65962.5. According to the California Department of Toxic Substances Control’s (“DTSC’s”) EnviroStor and State Water Resources Control Board’s GeoTracker web databases, no active or open hazardous waste sites were identified at the Project Site. A review of the Hazardous Waste and Substances Site List–Site Cleanup database also shows no records on the Project Site. Finally, the Project Site is not included in any Water Board’s list of solid waste disposal sites, list of “active” orders where necessary actions have not yet been completed (known as Cease-and-Desist Orders and Cleanup and Abatement Orders).
- f) Historical Resources: The Project Site does not contain any historical resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources or included in a local register of historical resources. According to the County’s Historic Resources Sites Policy mapping, there is no historic or cultural resource site within the vicinity of the Project Site. The County also does not consider the Project Site to be a discretionary historical resource per Public Resources Code Section 21084.1.

The Project Site and the surrounding properties have been altered from their natural conditions and exist in a fully developed part of Altadena. The Project Site is currently occupied by an SFR. The one affected oak tree does not constitute an intact oak woodland and are part of a severely degraded oak woodland due to decades of development on the Project Site and in this residential community. The retroactive approval of the SFR additions (i.e., covered patio/trellis and habitable space addition) and the proposed security gate, and proposed interior remodeling of an existing bathroom will have minimal impacts due to the small-scale development activities and no new ground disturbance. The proposed corrective pruning under the supervision of a consulting arborist.

The requested encroachment is considered a minor impact that would not result in further loss of an ecosystem. The Project Site has been an SFR use since 1950. Furthermore, the County Forester (“Forester”) has reviewed the Project for the requested encroachment. The arborist’s recommendations to ensure the continued survival of the heritage oak tree will be conditioned as part of the OTP. The future inspections by the Forester will ensure that the

trees survive, or if they do not survive that they are appropriately replaced. If an oak tree should die from prior and/or future construction impacts, the applicant will be required to replace a dead oak tree at 10:1 for a heritage oak on the property and follow-up monitoring will continue to be required to ensure survival. These recommended conditions of approval by the Forester and the recommendations provided in the oak tree report are incorporated by reference in the OTP. They have been determined by the Forester to be sufficient to recover any losses to trees.

The subject property and its surroundings are developed with roadways, driveways, utility poles and lines, buildings, ornamental landscaping, and other infrastructure. No significant effect due to unusual circumstances and no cumulative impacts are anticipated. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

The County Fire Department, Forestry Division, in a letter dated July 30, 2024, recommended that the Project proceed to public hearing with required conditions of approval. The Forester confirmed that the Oak Tree Report submitted by the applicant is accurate and complete as to the location, size, condition and species of the oak trees on the site and recommends several conditions of approval, which have been incorporated into this OTP.

No other County departments were consulted.

B. Other Agency Comments and Recommendations

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

C. Public Comments

Staff has received one public comment in opposition with concerns about the requested oak tree encroachment at the time of report preparation. The public comment describes the general benefits of oak trees and its importance to our environment. Given the recent wildfires, especially the fire impacts on Altadena, tree canopies are becoming increasingly rare and any encroachment from ground disturbing activities risk killing the oak tree. And such risk is magnified on a small lot like the subject property.

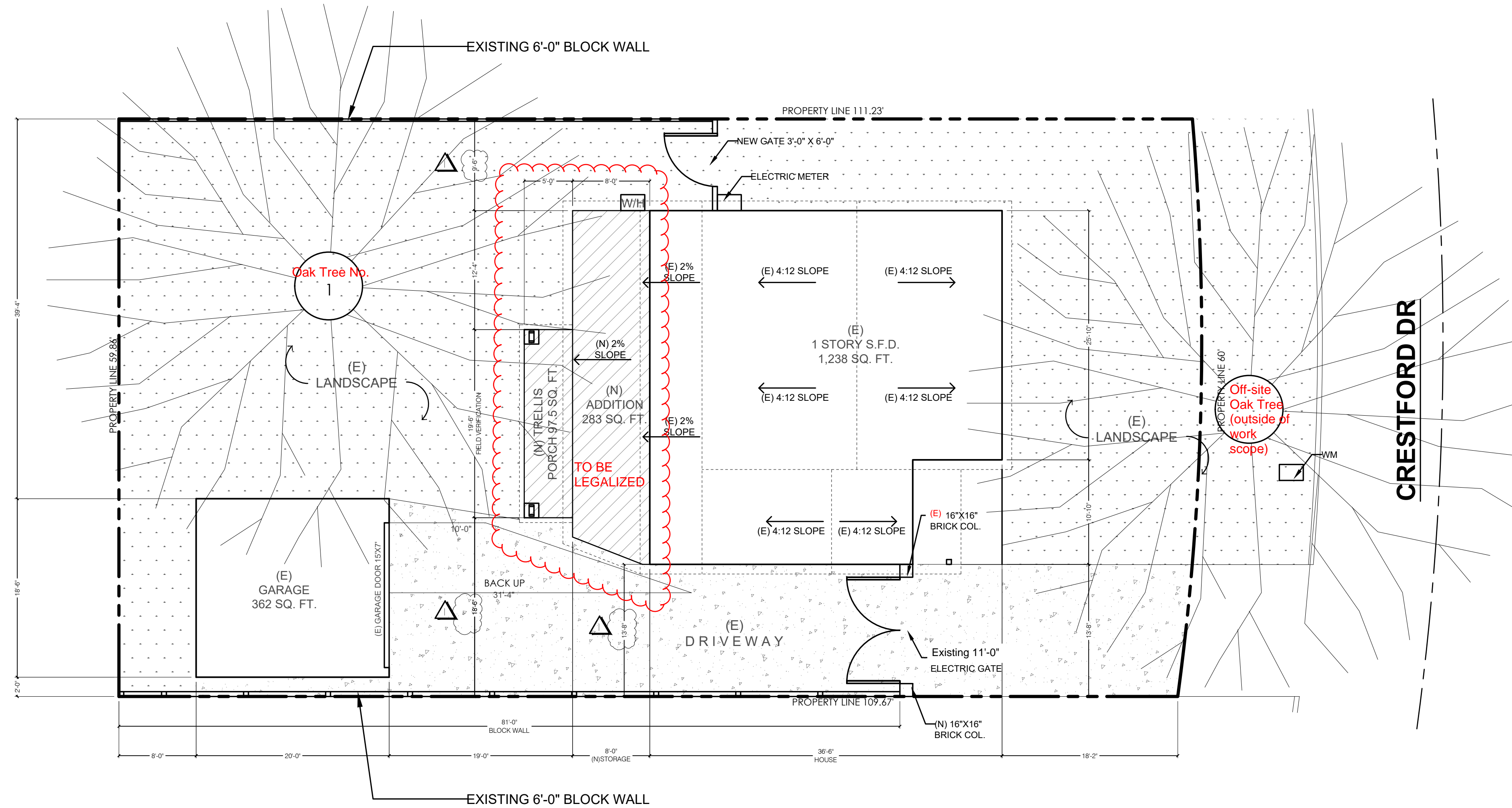
Report
Reviewed By: Michele R. Bush
Michele R. Bush, Supervising Regional Planner

Report
Approved By: Susan Tae
Susan Tae, AICP, Assistant Deputy Director

| LIST OF ATTACHED EXHIBITS | |
|---------------------------|------------------------------|
| EXHIBIT A | Plans |
| EXHIBIT B | Project Summary Sheet |
| EXHIBIT C | Draft Findings |
| EXHIBIT D | Draft Conditions of Approval |
| EXHIBIT E | Applicant's Burden of Proof |
| EXHIBIT F | Environmental Determination |
| EXHIBIT G | Informational Maps |
| EXHIBIT H | Photos |
| EXHIBIT I | Agency Correspondence |
| EXHIBIT J | Oak Tree Report |
| EXHIBIT K | Public Comment |

**NEW ADDITION 283 SQ. FT., NEW TRELLIS PORCH 97.5 SQ. FT., FOR:
MRS. MARY C HINES
P.H. (626) 429-7549
2980 CRESTFORD DR ALTADENA CA 91001**

| EXISTING OAK TREES | | | |
|--------------------|------|----------|----------------|
| SYMBOL | QTY. | NAME | BOTANICAL NAME |
| ① | 1 | OAK TREE | |



M.T.K. Design
Maria Teresa
Kowal
626.372.4559
mariakowal@hotmail.com
1959 N. Summit Ave.
Pasadena, Ca. 91103
WWW.MTKDESIGN.NET
Architectural Design
Structural
Title 24
Retrofitting
Construction
Bathroom Remodel
Kitchen Remodel
Commercial

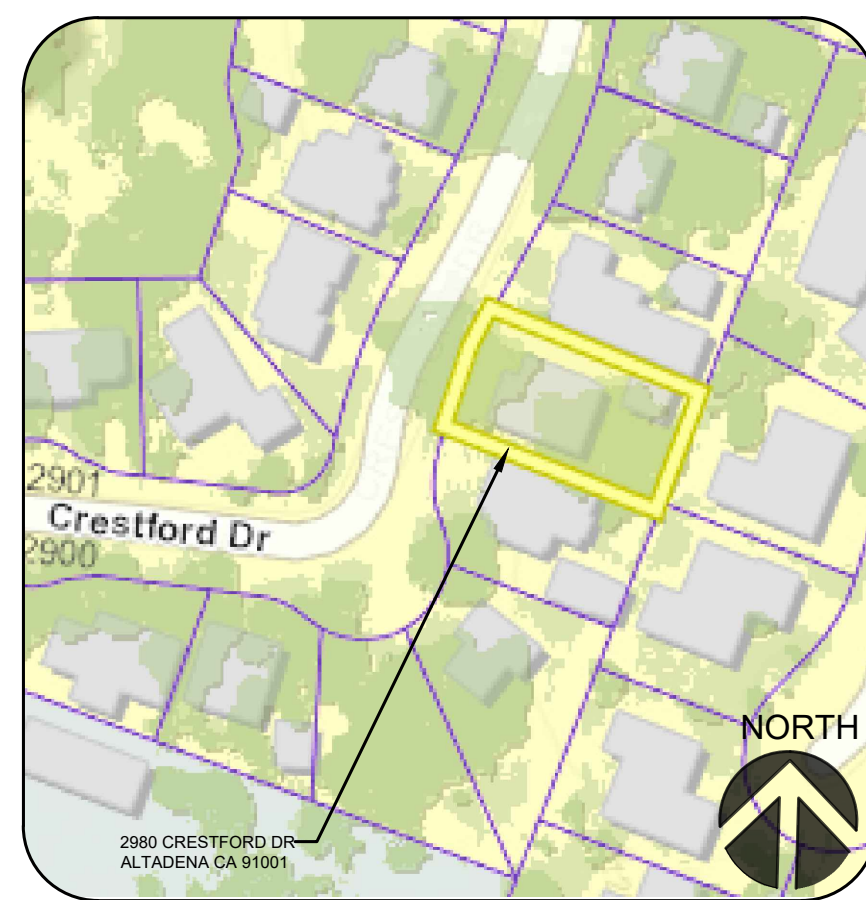
| ISSUES / REVISIONS: |
|---------------------|
| △ |
| |
| |
| |
| |

PLAN CHECK:

NEW ADDITION 283 SQ. FT.,
NEW TRELLIS PORCH 97.5 SQ. FT., FOR:
MRS. MARY C HINES
P.H. (626) 429-7549
2980 CRESTFORD DR. ALTADENA CA 91001

1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

VICINITY MAP:



APPLICABLE CODES

CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES:

- 2023 COUNTY OF LOS ANGELES BUILDING CODE
- 2023 COUNTY OF LOS ANGELES ELECTRICAL CODE
- 2023 COUNTY OF LOS ANGELES PLUMBING CODE
- 2023 COUNTY OF LOS ANGELES MECHANICAL CODE
- 2023 COUNTY OF LOS ANGELES RESIDENTIAL CODE
- 2023 COUNTY OF LOS ANGELES GREEN BUILDING STANDARDS CODE
- 2023 COUNTY OF LOS ANGELES EXISTING BUILDING CODE
- 2022 BUILDING ENERGY EFFICIENCY STANDARD (ENERGY CODE)

SCOPE OF WORK:

PROPOSED:

- NEW ADDITION 283 SQ. FT.
- NEW TRELLIS PORCH 97.5 SQ. FT.

CONTACT INFORMATION:

OWNER MRS. MARY C HINES
P.H. (626) 429-7549
2980 CRESTFORD DR
ALTADENA CA 91001

DESIGNER M.T.K. DESIGN
MARIA T. KOWAL
1959 N. SUMMIT AVE.
PASADENA CA 91103
P.H. (626) 372-4559

ENGINEER: IVAN CHIU, PE, PLS
2160 PARNELL WAY
ALTADENA, CA 91001
P.H. (626) 798-6644
calcivicingengineering@gmail.com

TITTLE 24 PERFECT DESIGN
RAYMOND ZHONG
P.H. (626)-289-8808

PROPERTY INFORMATION:

BUILDING CODE: CBC 2019
YEAR BUILT: 1950 / 1956
CONSTRUCTION TYPE: TYPE V
ASSESSOR'S ID NO. APN # 5829-029-050
OCCUPANCY: SINGLE FAMILY DWELLING
LEGAL DESCRIPTION: TRACT # 12677 LOT 4
ZONE: R1

PROPERTY INFORMATION:

- (E) LOT SIZE: 6,642 SQ. FT.
- LIVING SPACES:
(E) HOUSE 1,238.0 SQ. FT.
(N) ADDITION 283.0 SQ. FT.
TOTAL 1,521 SQ. FT.
- NO LIVING SPACES:
(E) GARAGE 362 SQ. FT.
(N) TRELLIS PORCH 97.5 SQ. FT.

SHEET INDEX:

| | |
|------|-------------------------------------|
| A000 | TITLE & EXIST. / PROPOSED SITE PLAN |
| A001 | LA COUNTY FORMS △ |
| A002 | GENERAL NOTES |
| A003 | GENERAL NOTES |
| A004 | GENERAL NOTES |
| A005 | EXISTING FLOOR PLAN |
| A006 | PROPOSED FLOOR PLAN, |
| A007 | ELEVATION |
| A008 | SECTIONS |
| A009 | GENERAL DETAILS |

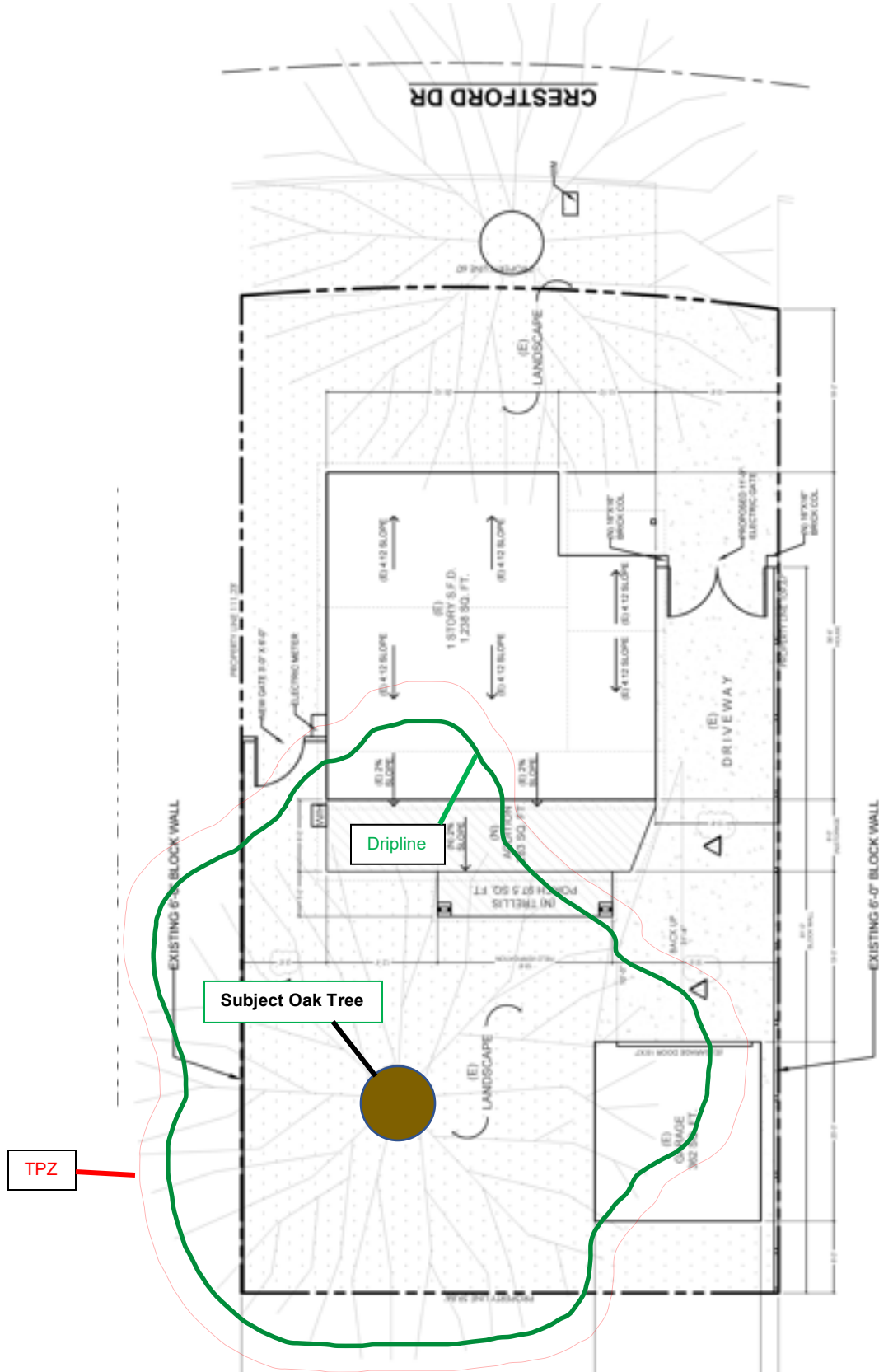
CONTENT:
EXISTING
& PROPOSED
SITE PLAN

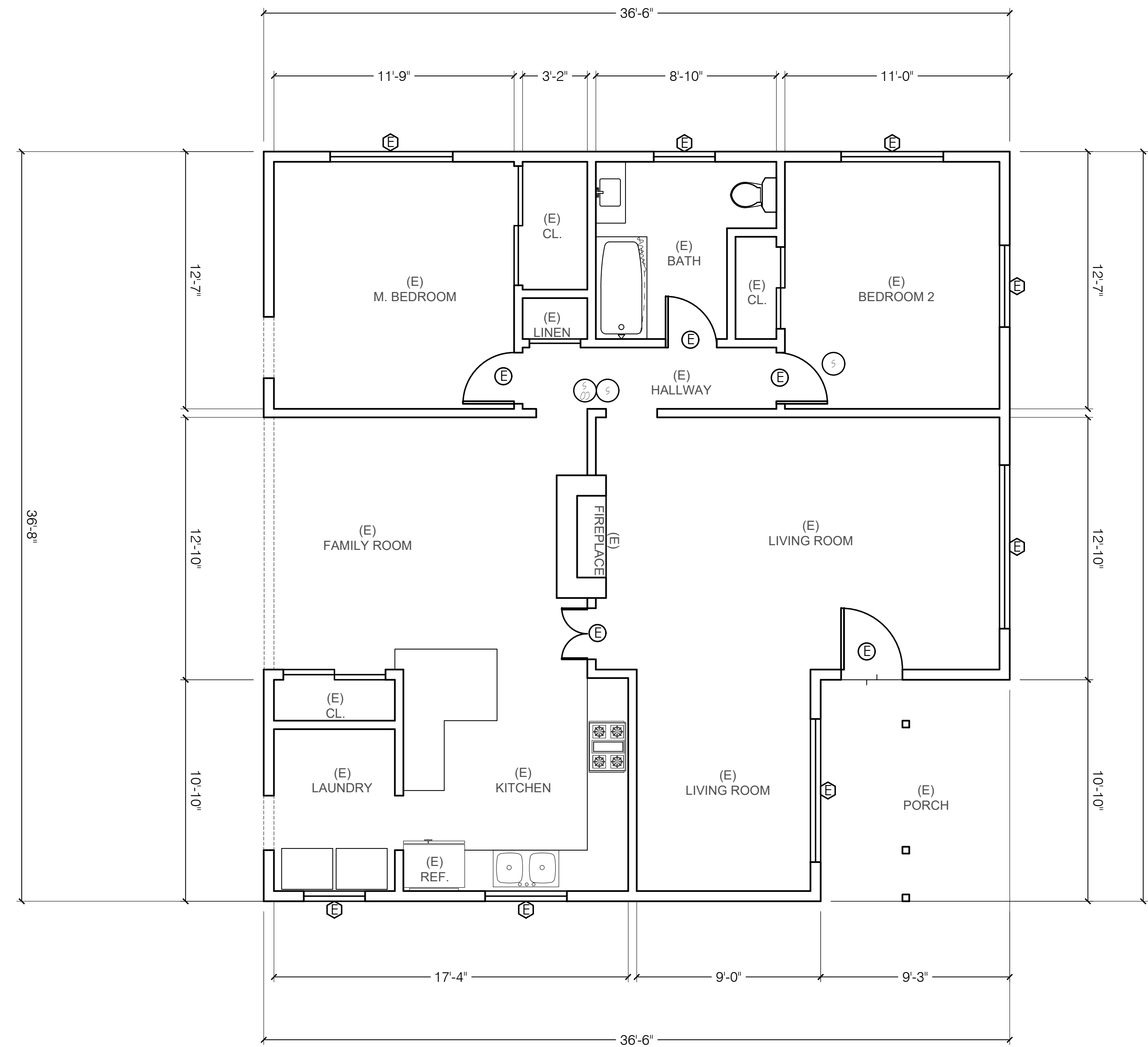
DATE: 09/18/23
CHECKED: M.K.
DRAWN: E.C.V.

SHEET :
A000

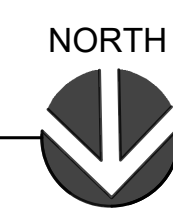
NOTE: IS CONTRACTOR RESPONSIBILITY TO CHECK AND VERIFY ALL CONDITIONS AND MEASUREMENTS AT THE JOB SITE.

Appendix A: Site Plan Showing Oak Tree Location





1 (E) FLOOR PLAN Before unpermitted additions
SCALE: 1/4" = 1'-0"



| LEGEND | |
|--------|---|
| | EXISTING WALL |
| | NEW WALL |
| | TO INFILL |
| | TO REMOVE |
| | KIDDE COMBINATION SMOKE AND CARBON MONOXIDE ALARM BATTERY OPERATED WITH VOICE ALERT. MODEL # : KN-COSM-XRT-B NOTE: INSTALL WHERE NOT PRESENT &/OR REPLACE FOR REQUIRED |
| | SMOKE DETECTOR, HARDWIRED WITH BATTERY BACKUP (ONLY), INSTALL IF NOT PRESENT OR REPLACE FOR REQUIRED (Where more than one (1) carbon monoxide alarm is required they shall be interconnected so that the activation of one (1) alarm will activate all alarms) |
| | EXHAUST FAN 50 CFM MIN. HUMIDITY CONTROLLED PER CALGREEN 4.506.1/ ENERGY STAR RATED |

M.T.K. Design
Maria Teresa
Kowal
626.372.4559
mariakowal@hotmail.com
1959 N. Summit Ave.
Pasadena, Ca. 91103
WWW.MTKDESIGN.NET
Architectural Design
Structural
Title 24
Retrofitting
Construction
Bathroom Remodel
Kitchen Remodel
Commercial

| ISSUES / REVISIONS: |
|---------------------|
| |
| |
| |
| |
| |

PLAN CHECK:

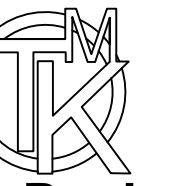
NEW ADDITION 283 SQ. FT.,
NEW TRELIS PORCH 97.5 SQ. FT., FOR:
MRS. MARY C HINES
PH. (626) 429-7549
2980 CRESTFORD DR. ALTADENA CA 91001

CONTENT:
EXISTING FLOOR PLAN

DATE: 09/18/23
CHECKED: M.K.
DRAWN: E.C.V.

SHEET :
A005

NOTE: IS CONTRACTOR RESPONSIBILITY TO CHECK AND VERIFY ALL CONDITIONS AND MEASUREMENTS AT THE JOB SITE.



M.T.K. Design
 Maria Teresa
 Kowal

626.372.4559
 mariakowal@hotmail.com
 1959 N. Summit Ave.
 Pasadena, Ca. 91103
 WWW.MTKDESIGN.NET
 Architectural Design
 Structural
 Title 24
 Retrofitting
 Construction
 Bathroom Remodel
 Kitchen Remodel
 Commercial

ISSUES / REVISIONS:



PLAN CHECK:

NEW ADDITION 283 SQ. FT.,
 NEW TRELLIS PORCH 97.5 SQ. FT., FOR:
 MRS. MARY C HINES
 PH. (626) 429-7549
 2980 CRESTFORD DR. ALTADENA CA 91001

CONTENT:

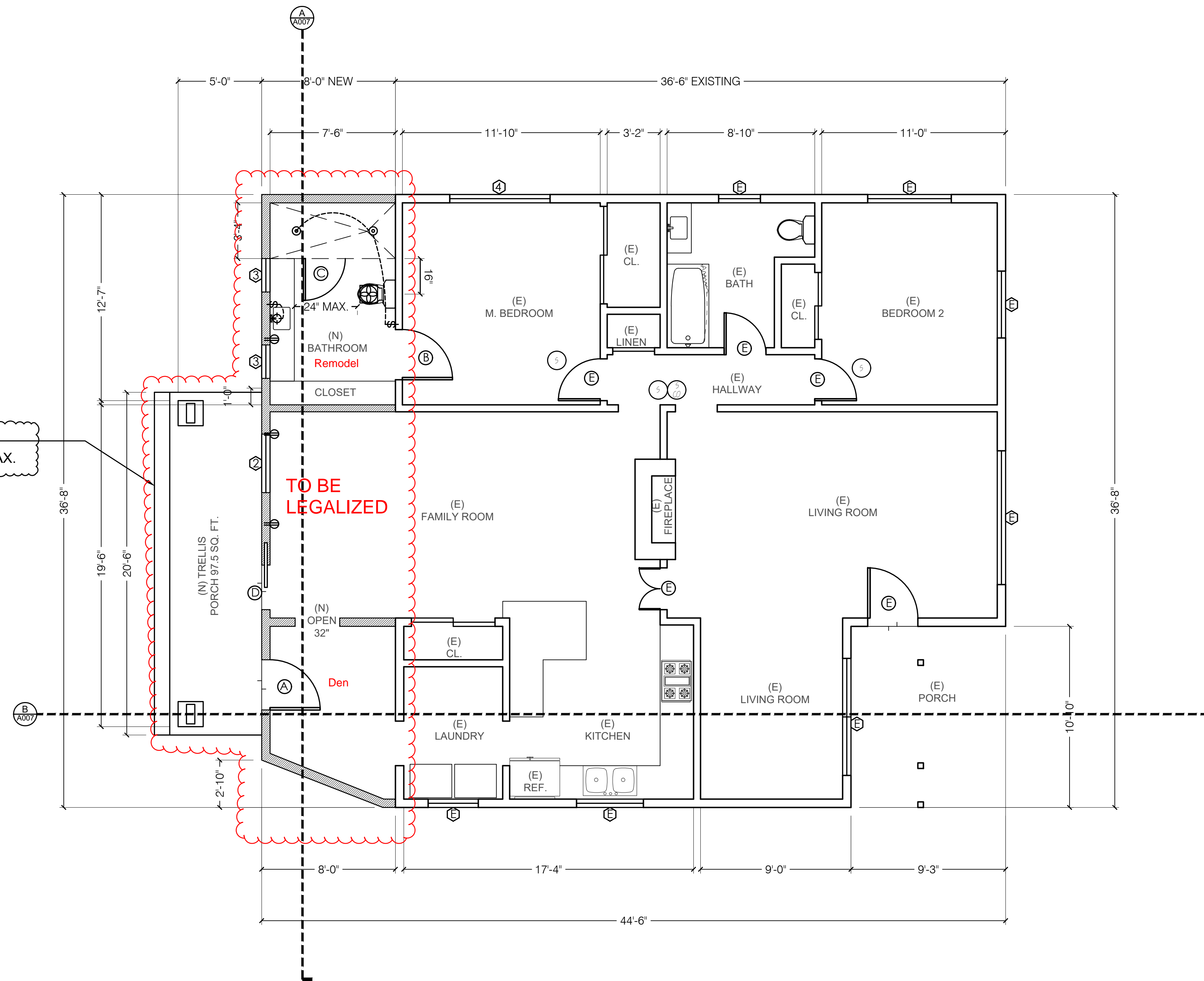
**PROPOSED
 (EXISTING)
 1ST FLOOR
 PLAN**

DATE: 09/18/23

CHECKED: M.K.

DRAWN: E.C.V.

SHEET :
A006

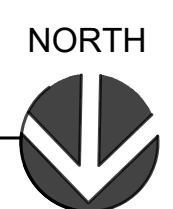


11" RUN MIN.
 7.75" RAISE MAX.

TO BE
 LEGALIZED

AND TO BE LEGALIZED

1 PROPOSED FLOOR PLAN
 SCALE: 1/4" = 1'-0"



NOTE EMERGENCY EGRESS:
 A. A NET CLEAR OPENING AREA OF NOT LESS THAN 5.7-SF. EX. GRADE FLOOR NET CLEAR OPENING AREA NOT LESS THAN 5.0 SF
 B. A MINIMUM CLEAR HEIGHT OF 24-IN. AND CLEAR WITH OF 20-IN.
 C. THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44-IN. MEASURED FROM THE FLOOR.

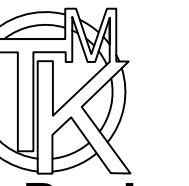
| NEW WINDOW SCHEDULE | | | | | | | |
|---------------------|------|-------|---------------|---------|-------|----------|------------------|
| SYMBOL | QTY. | (E/N) | SIZE | TYPE | FRAME | MATERIAL | COMMENTS: |
| ① | 1 | (N) | 3'-0" x 4'-0" | SLIDING | VINYL | GLASS | |
| ② | 1 | (N) | 3'-6" x 6'-8" | FIXED | VINYL | GLASS | |
| ③ | 2 | (N) | 2'-0" x 3'-6" | SLIDING | VINYL | GLASS | |
| ④ | 1 | (N) | 6'-0" x 4'-0" | SLIDING | VINYL | GLASS | EMERGENCY EGRESS |

NOTE: ALL NEW WINDOWS TO BE OF MAX SHGC = 0.23, & U-FACTOR OF 0.30 PER T24

| NEW DOOR SCHEDULE | | | | | | | |
|-------------------|------|-------|---------------|--------|-------|----------|----------------|
| SYMBOL | QTY. | (E/N) | SIZE | TYPE | FRAME | MATERIAL | COMMENTS: |
| Ⓐ | 1 | (N) | 2'-8" x 6'-8" | HINGED | WOOD | WOOD | SOLID CORE |
| Ⓑ | 1 | (N) | 3'-0" x 6'-8" | HINGED | WOOD | WOOD | HOLLOW CORE |
| Ⓒ | 1 | (N) | 2'-6" x 6'-8" | HINGED | GLASS | GLASS | TEMPERED GLASS |
| Ⓓ | 1 | (N) | 2'-8" x 6'-8" | POCKET | WOOD | WOOD | HOLLOW CORE |

LEGEND

- EXISTING WALL
- NEW WALL
- TO INFILL
- TO REMOVE
- KIDDE COMBINATION SMOKE AND CARBON MONOXIDE ALARM BATTERY OPERATED WITH VOICE ALERT. MODEL # : KN-COSM-XRT-B
- NOTE: INSTALL WHERE NOT PRESENT &/OR REPLACE FOR REQUIRED
- SMOKE DETECTOR, HARDWIRED WITH BATTERY BACKUP (ONLY), INSTALL IF NOT PRESENT OR REPLACE FOR REQUIRED (Where more than one (1) carbon monoxide alarm is required they shall be interconnected so that the activation of one (1) alarm will activate all alarms)
- EXHAUST FAN 50 CFM MIN. HUMIDITY CONTROLLED PER CALGREEN 4.506.1/ ENERGY STAR RATED



M.T.K. Design
 Maria Teresa
 Kowal

626.372.4559
 mariakowal@hotmail.com
 1959 N. Summit Ave.
 Pasadena, Ca. 91103
 WWW.MTKDESIGN.NET
 Architectural Design
 Structural
 Title 24
 Retrofitting
 Construction
 Bathroom Remodel
 Kitchen Remodel
 Commercial

ISSUES / REVISIONS:

| |
|---|
| ▲ |
| |
| |
| |
| |

PLAN CHECK:

| |
|--|
| |
|--|

NEW ADDITION 283 SQ. FT.,
 NEW TRELLIS PORCH 97.5 SQ. FT., FOR:
 MRS. MARY C HINES
 PH. (626) 429-7549
 2980 CRESTFORD DR. ALTADENA CA 91001

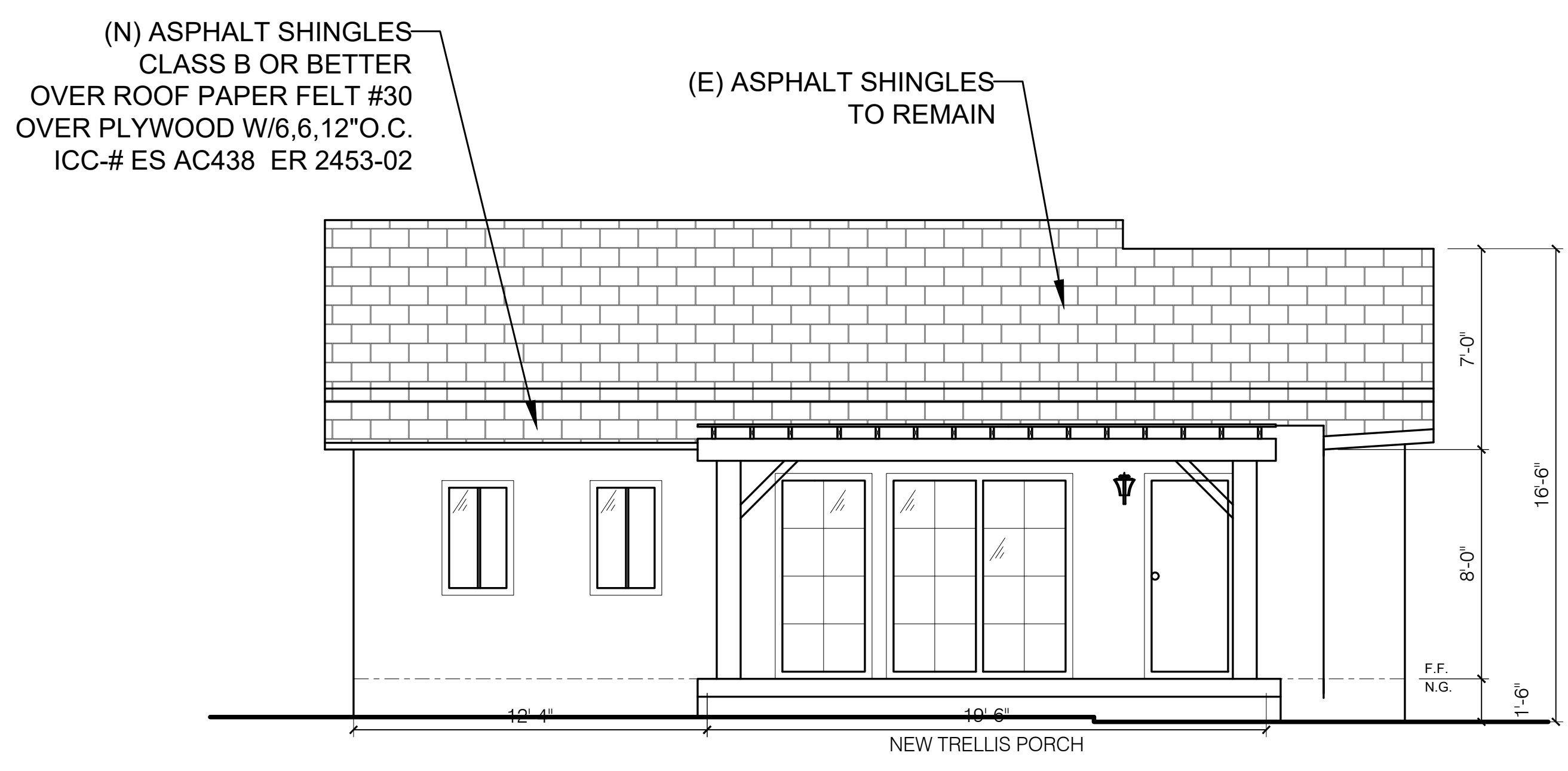
CONTENT:
 PROPOSED
 ADU
 FLOOR PLAN
 &
 ELECTRICAL PLAN

DATE: 09/18/23

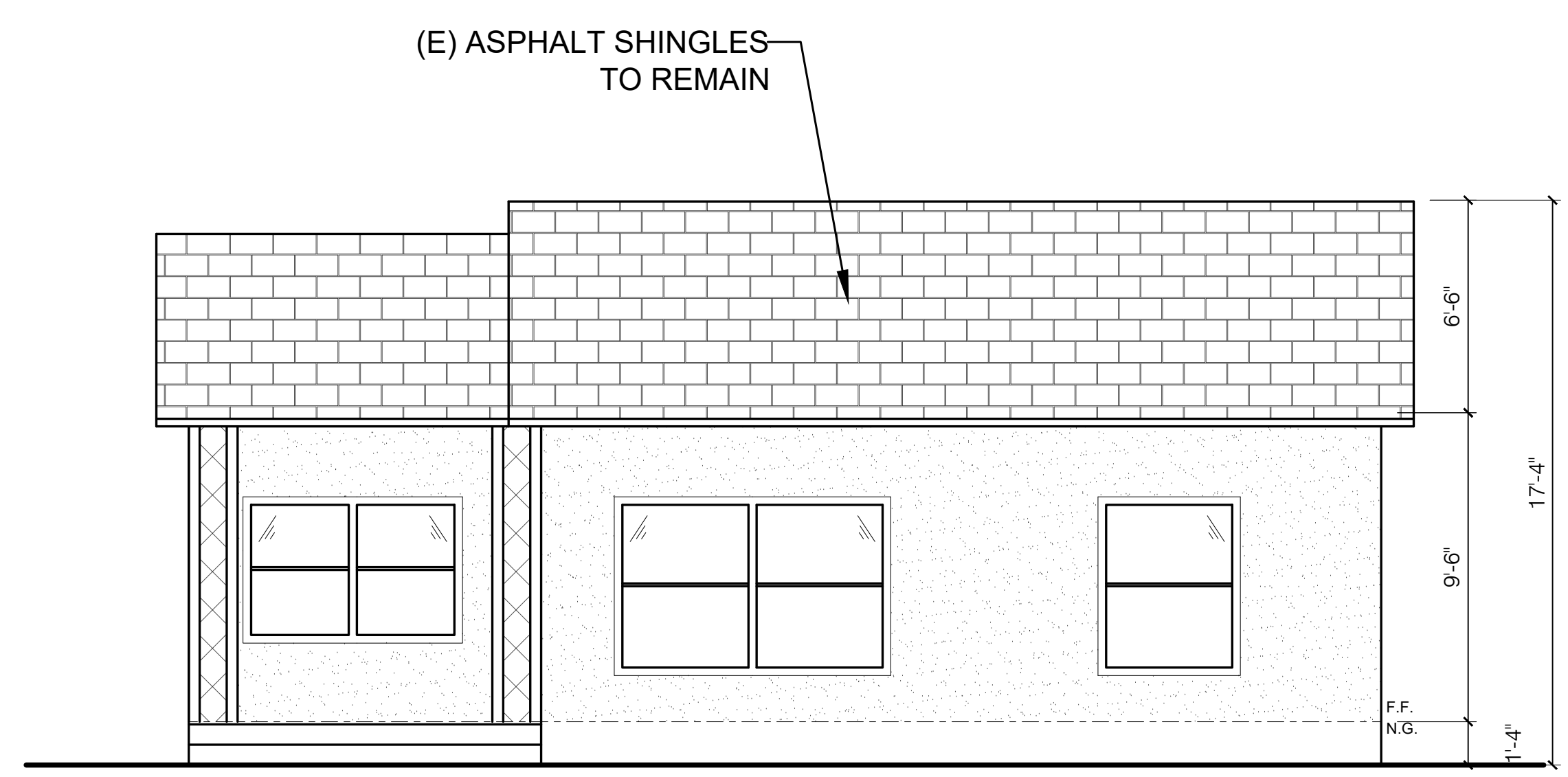
CHECKED: M.K.

DRAWN: E.C.V.

SHEET :
A007

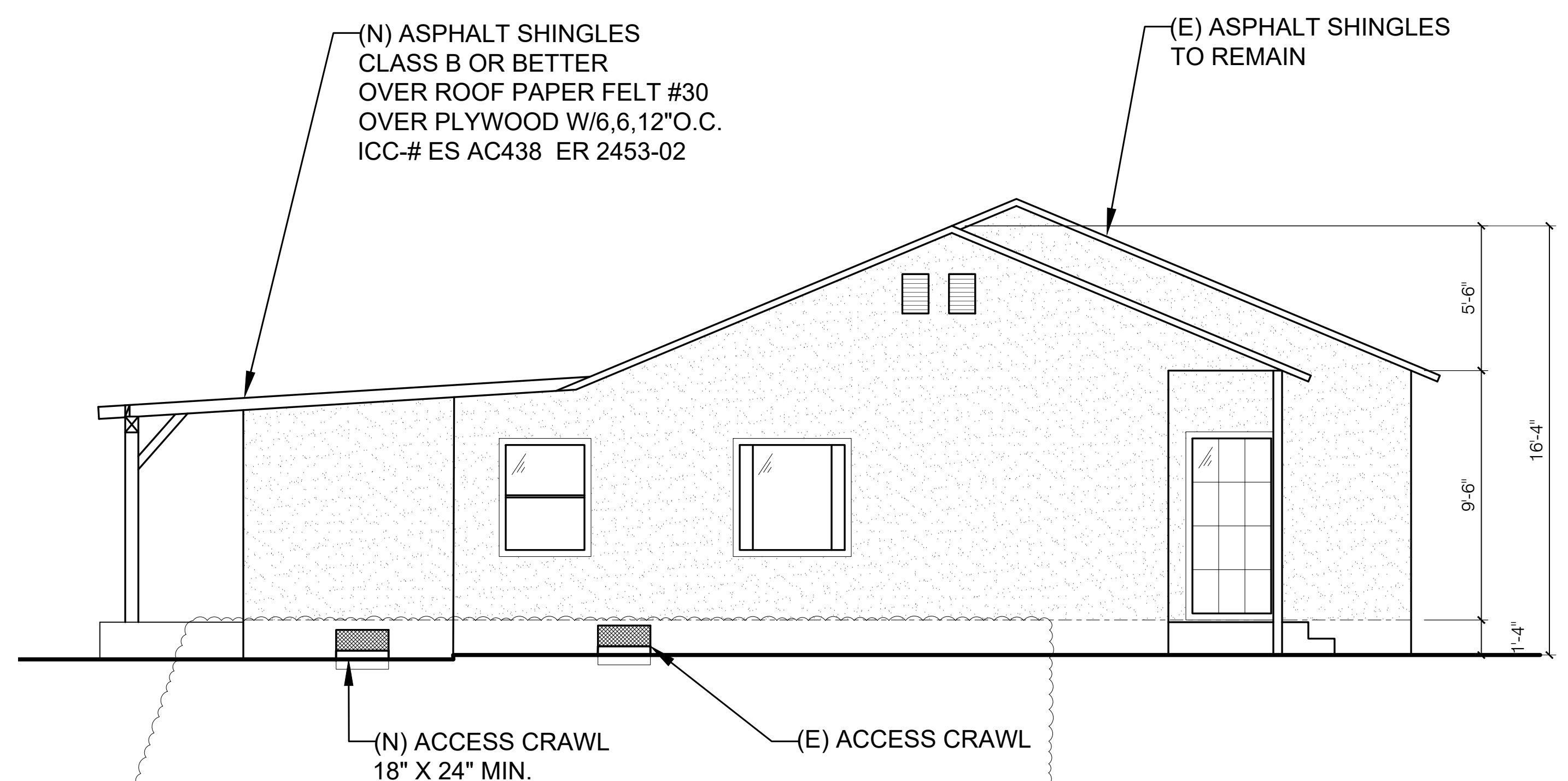


1 (N) PROPOSED EAST ELEVATION
 SCALE: 1/4" = 1'-0"

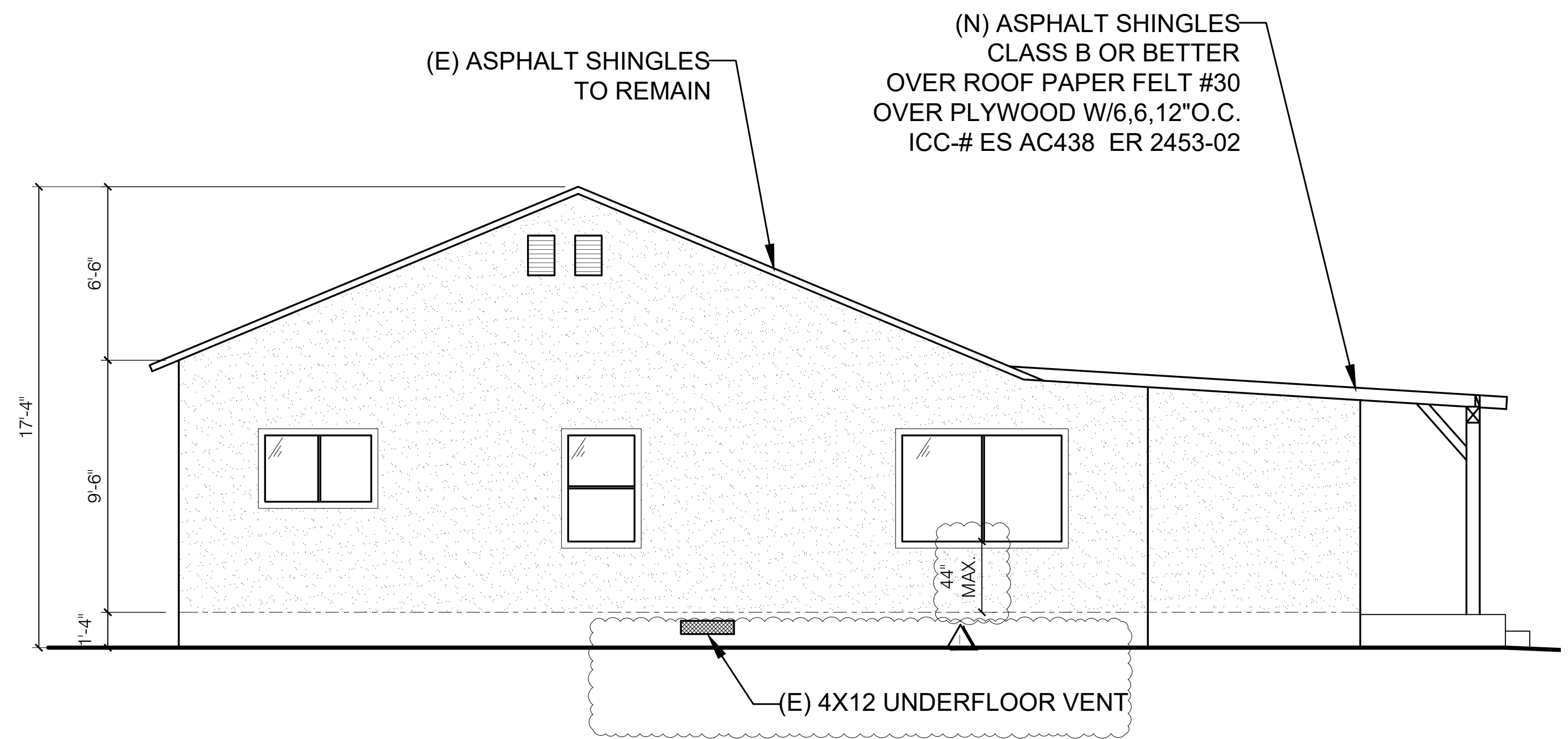


3 (N) PROPOSED WEST ELEVATION
 SCALE: 1/4" = 1'-0"

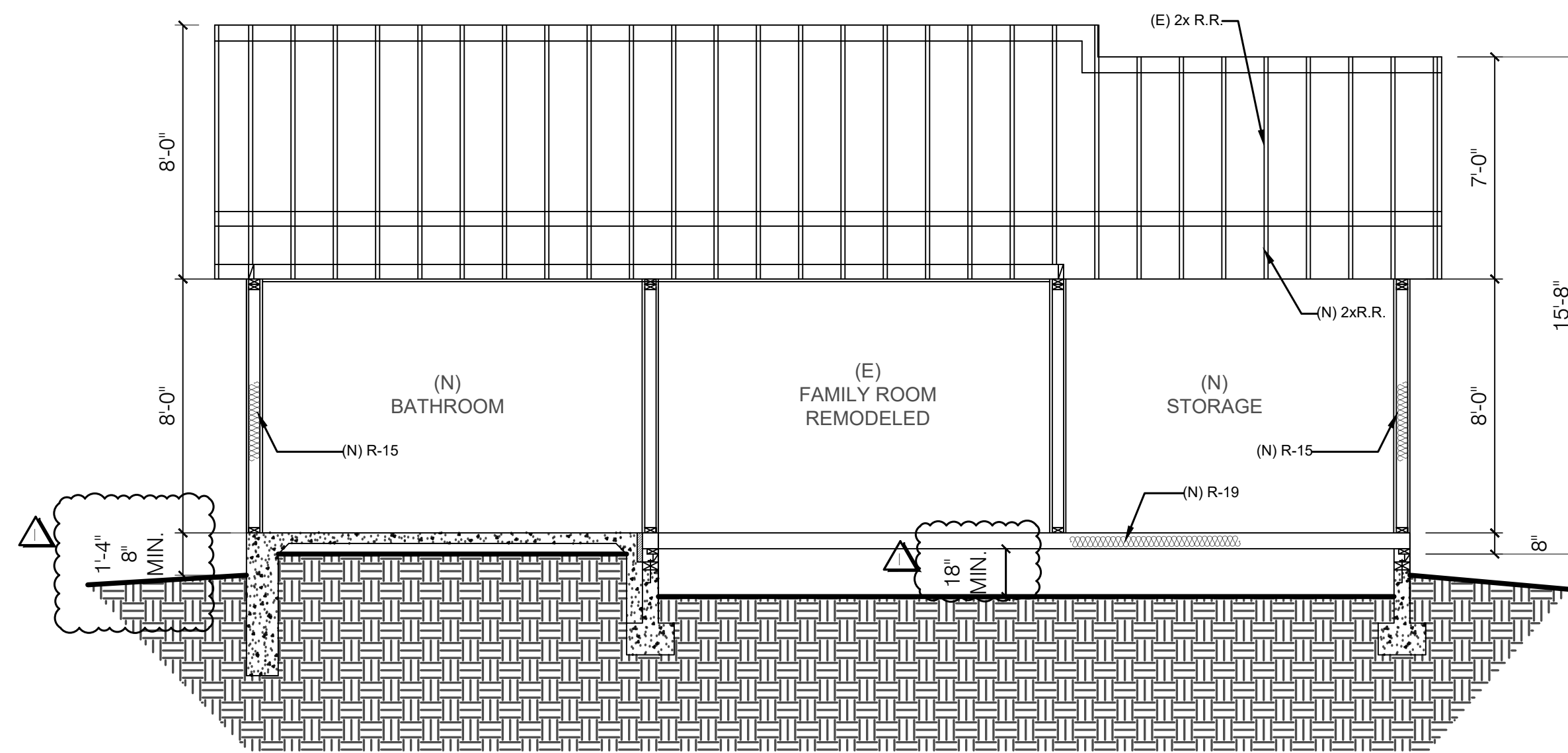
▲
 NEW ADDITION WITH RAISED FOUNDATION:
 VENTILATION: 180 S.F. / 150 S.F. = 1.2 S.F.
 PROVIDE 1 18"X24" MIN. ACCESS CRAWL =
 3 S.F. VENTILATION PROVIDED



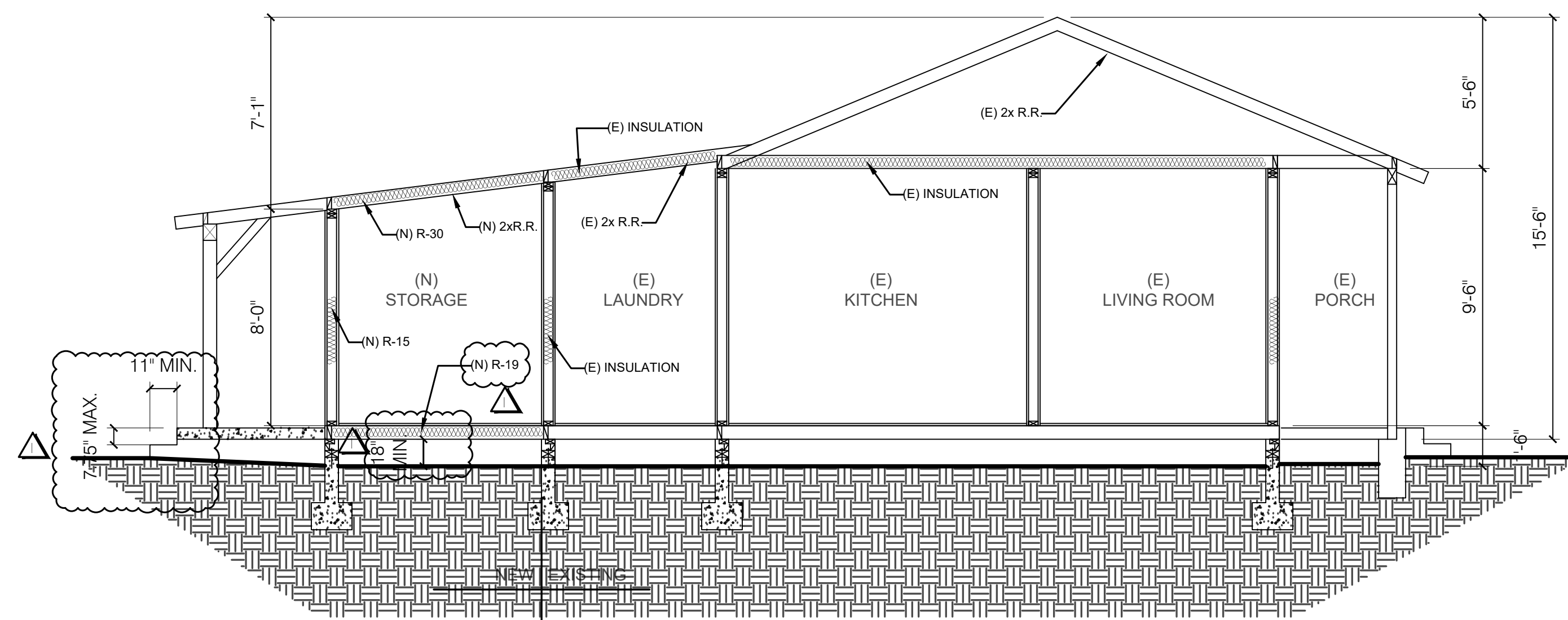
2 (N) PROPOSED NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



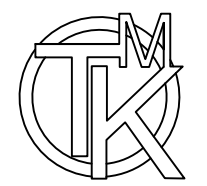
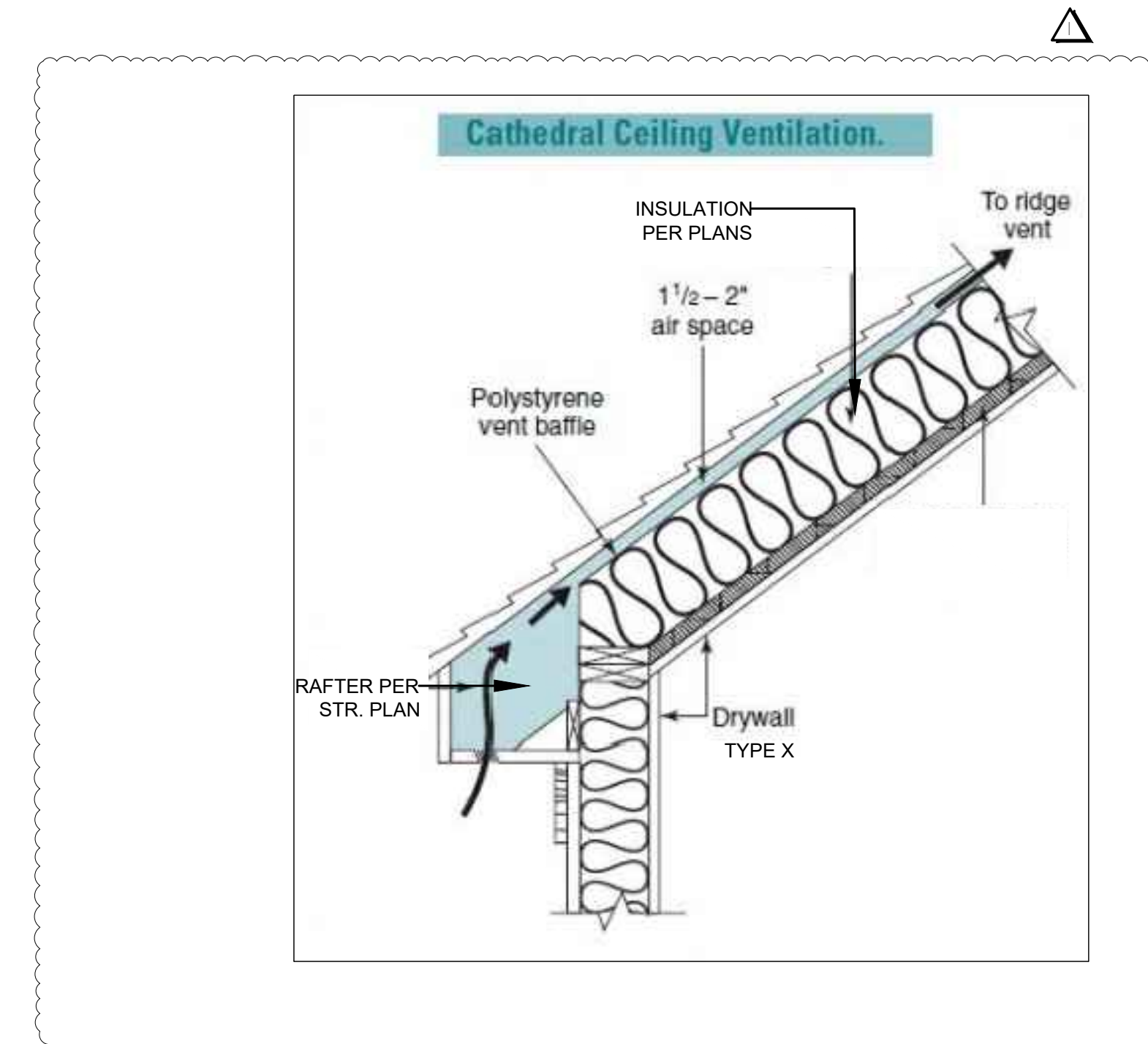
4 (N) PROPOSED SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



A SECTION A
SCALE: 1/4" = 1'-0"



B SECTION B
SCALE: 1/4" = 1'-0"



M.T.K. Design
Maria Teresa
Kowal

626.372.4559
mariakowal@hotmail.com
1959 N. Summit Ave.
Pasadena, Ca. 91103
WWW.MTKDESIGN.NET
Architectural Design
Structural
Title 24
Retrofitting
Construction
Bathroom Remodel
Kitchen Remodel
Commercial

ISSUES / REVISIONS:

| |
|---|
| △ |
| |
| |
| |
| |

PLAN CHECK:

NEW ADDITION 283 SQ. FT.,
NEW TRELIS PORCH 97.5 SQ. FT., FOR:
MRS. MARY C HINES
PH. (626) 429-7549
2980 CRESTFORD DR. ALTADENA CA 91001

CONTENT:

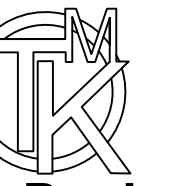
PROPOSED SECTIONS

DATE: 09/18/23

CHECKED: M.K.

DRAWN: E.C.V.

SHEET :
A008



M.T.K. Design
Maria Teresa
Kowal

626.372.4559
mariakowal@hotmail.com
1959 N. Summit Ave.
Pasadena, Ca. 91103
WWW.MTKDESIGN.NET
Architectural Design
Structural
Title 24
Retrofitting
Construction
Bathroom Remodel
Kitchen Remodel
Commercial

ISSUES / REVISIONS:

| | |
|--|--|
| | |
| | |
| | |
| | |
| | |

PLAN CHECK:

NEW ADDITION 283 SQ. FT.,
NEW TRELLIS PORCH 97.5 SQ. FT., FOR:
MRS. MARY C HINES
PH. (626) 429-7549
2980 CRESTFORD DR. ALTADENA CA 91001

CONTENT:

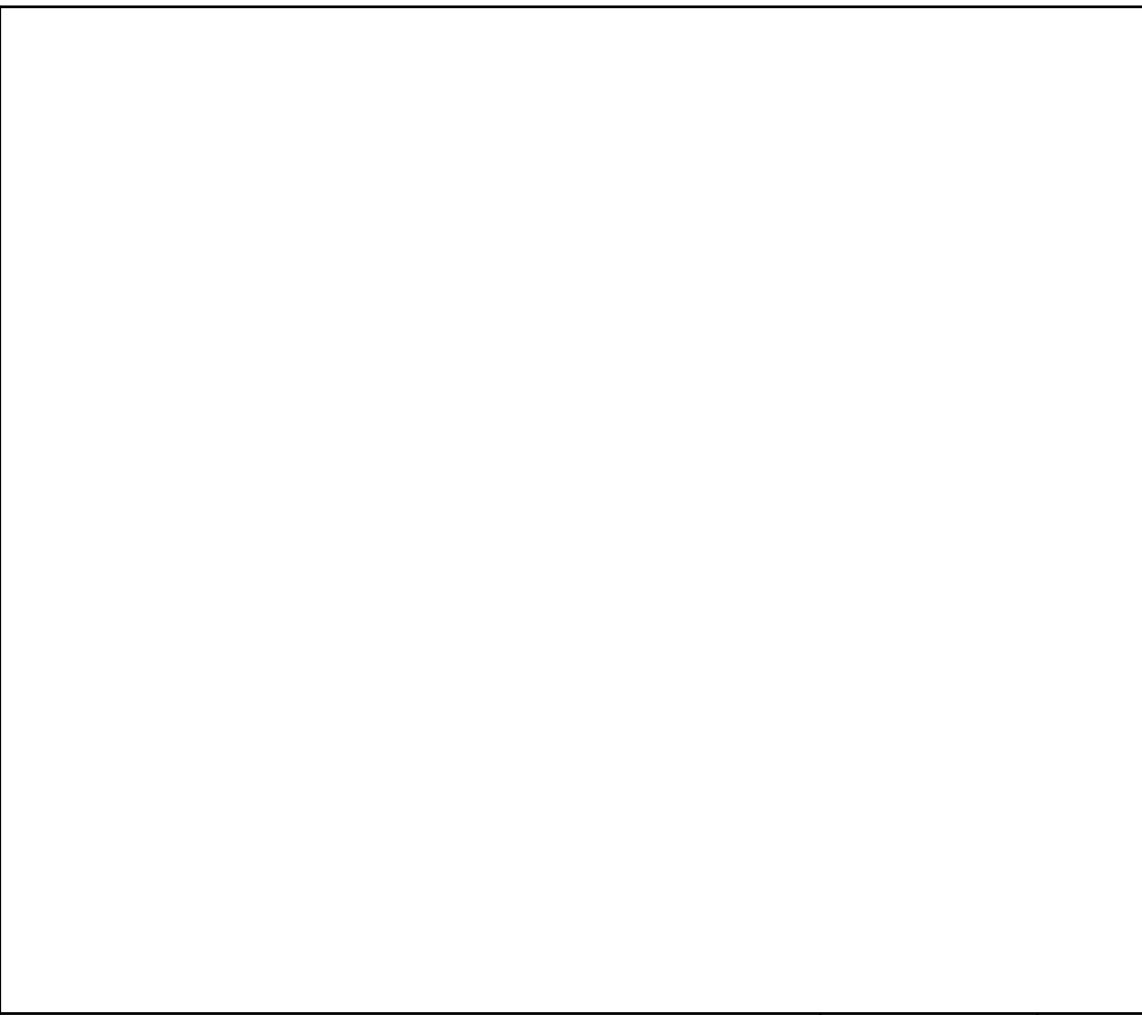
DETAILS

DATE: 09/18/23

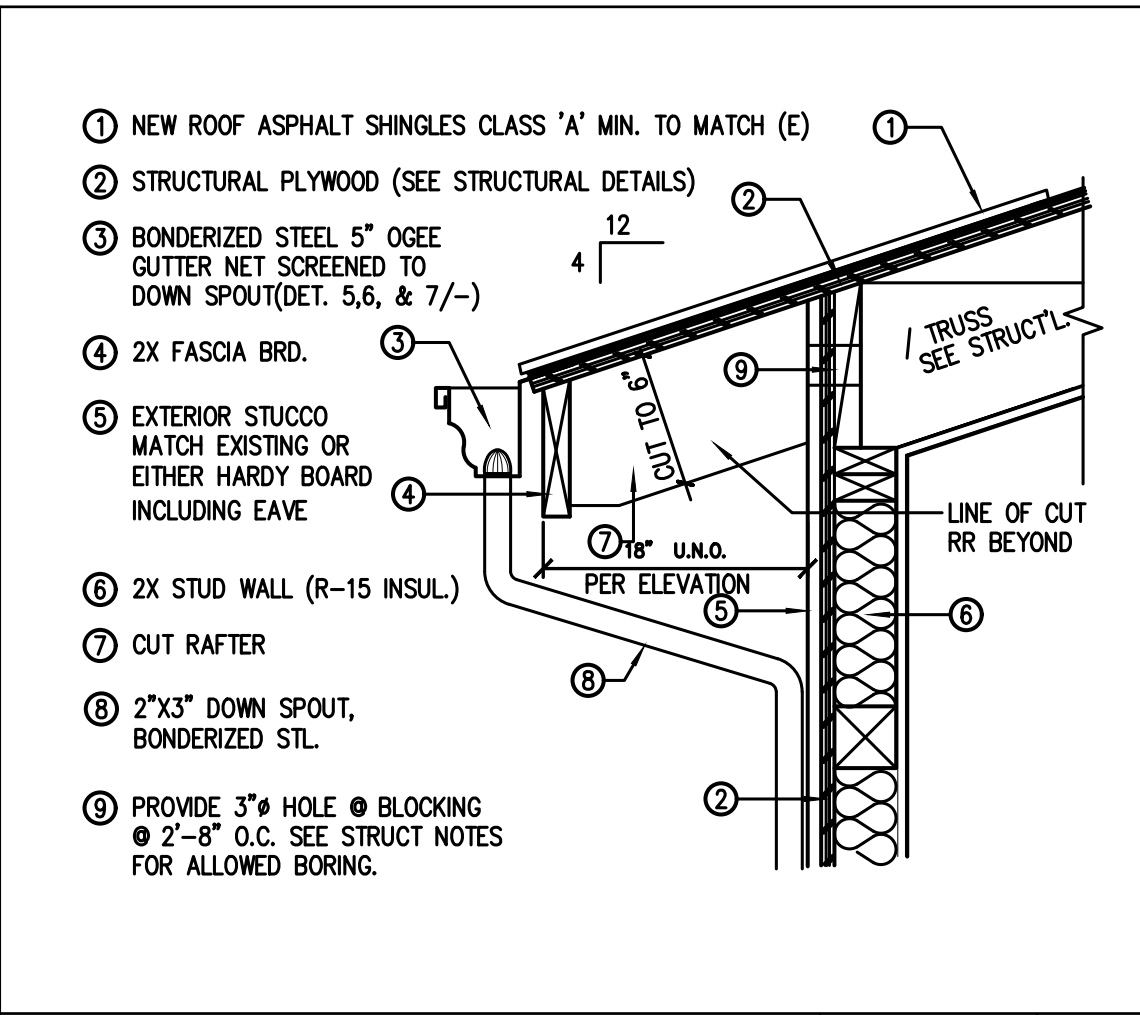
CHECKED: M.K.

DRAWN: E.C.V.

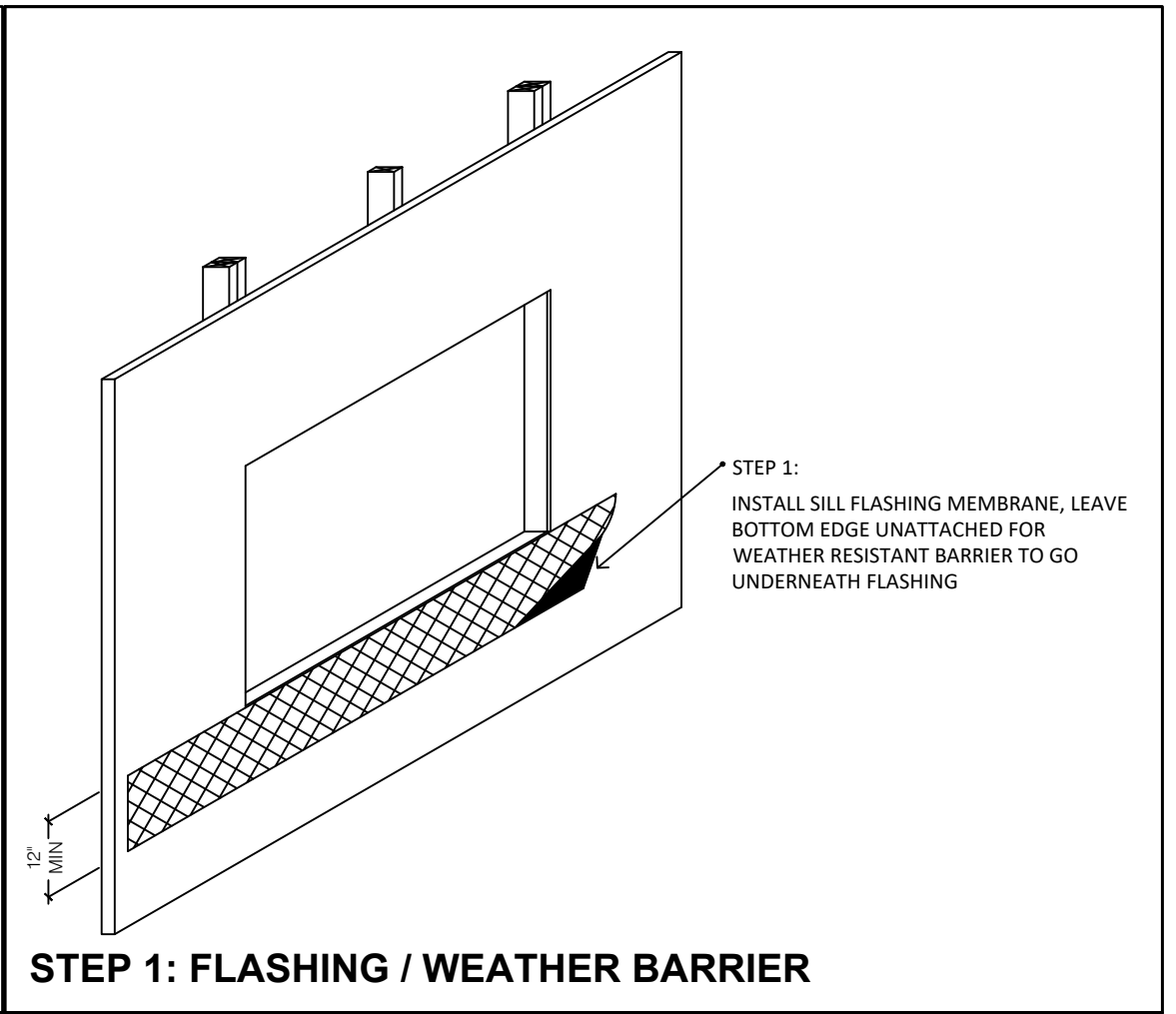
SHEET :
A009



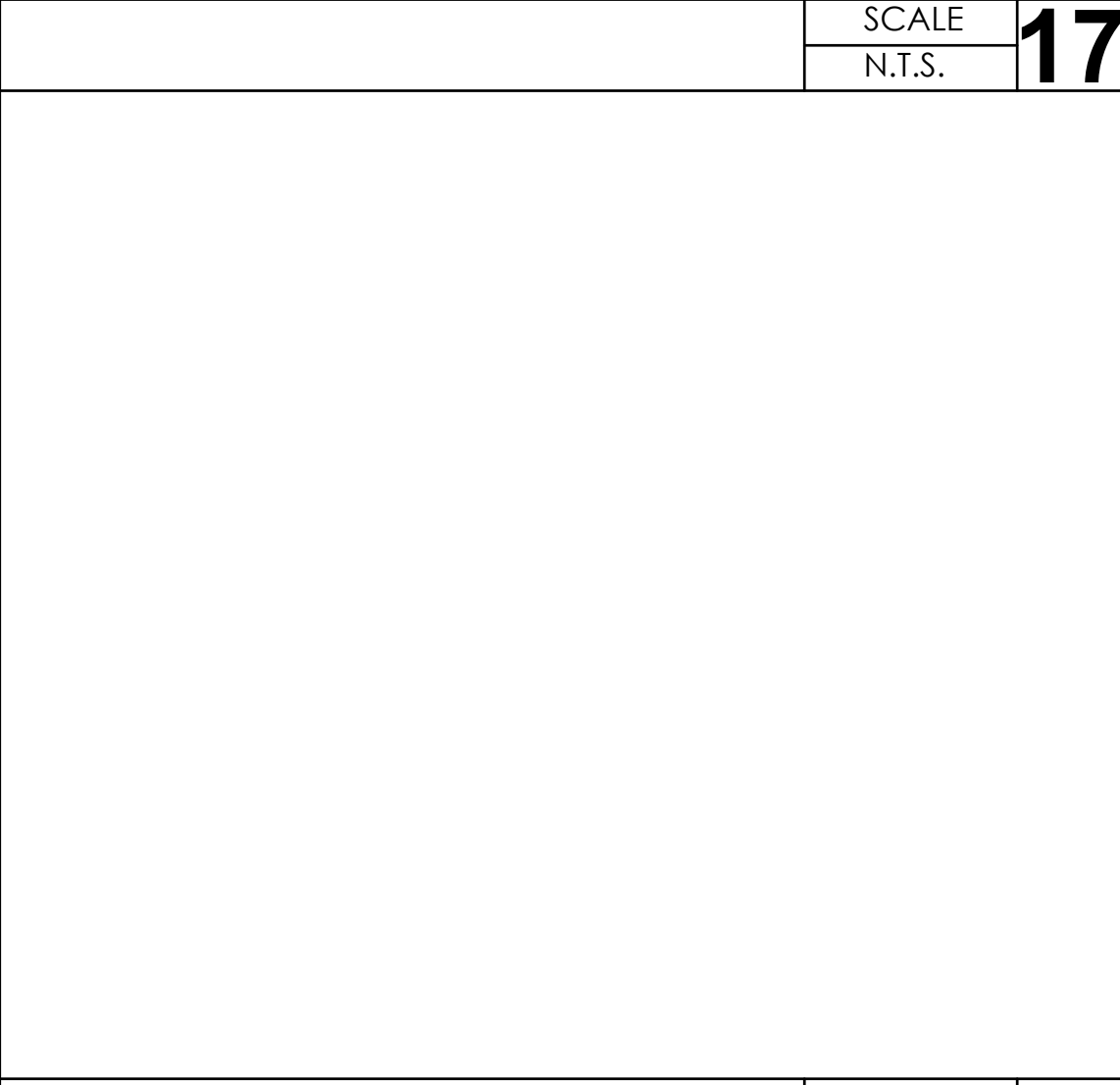
① NEW ROOF ASPHALT SHINGLES CLASS "A" MIN. TO MATCH (E)
② STRUCTURAL PLYWOOD (SEE STRUCTURAL DETAILS)
③ BONDERIZED STEEL 5" OCEE GUTTER NET SCREENED TO DOWN SPOUT (DET. 5, 6, & 7/-)
④ 2X FASCIA BRD.
⑤ EXTERIOR STUCCO MATCH EXISTING OR EITHER HARDY BOARD INCLUDING EAVE
⑥ 2X STUD WALL (R-15 INSUL.)
⑦ CUT RAFTER
⑧ 2"x3" DOWN SPOUT, BONDERIZED STL.
⑨ PROVIDE 3" Ø HOLE Ø BLOCKING Ø 2"-8" O.C. SEE STRUCT NOTES FOR ALLOWED BORING.



LAP APPROVED WEATHER RESISTIVE BARRIER VERTICALLY ACCORDING TO CODE
LAP APPROVED WEATHER RESISTIVE BARRIER HORIZONTALLY ACCORDING TO CODE
SLIP LOWER END OF JAMB FLASHING MEMBRANE AND SILL FLASHING MEMBRANE OVER APPROVED WEATHER RESISTANT BARRIER AT THE WINDOW SILL
APPROVE METAL LATH
OMEGA DIAMOND WALL BASE COAT 3/8" MIN
OMEGA FINISH
APPROVER METAL LATH



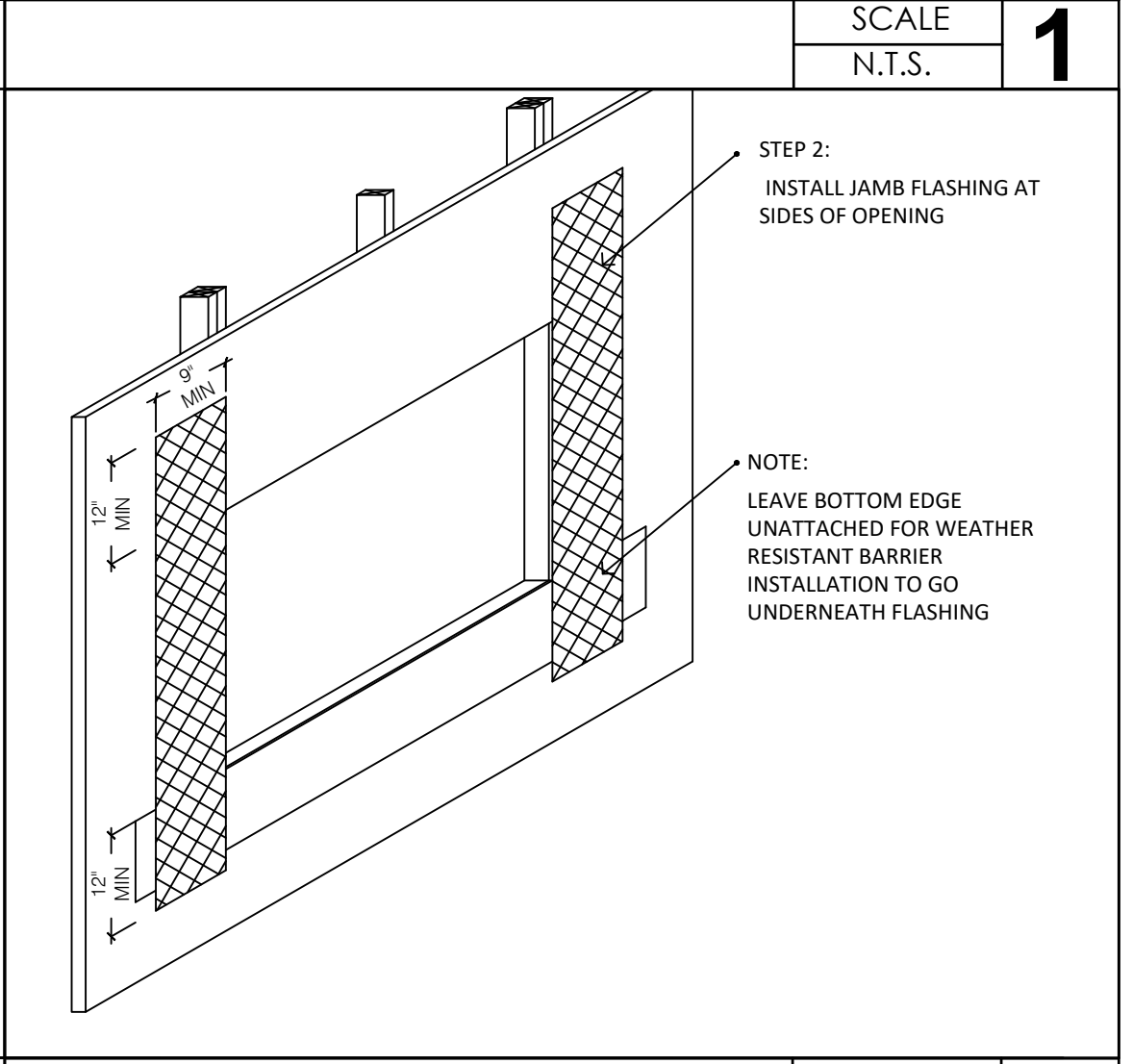
STEP 1: FLASHING / WEATHER BARRIER
STEP 1: INSTALL SILL FLASHING MEMBRANE, LEAVE BOTTOM EDGE UNATTACHED FOR WEATHER RESISTANT BARRIER TO GO UNDERNEATH FLASHING



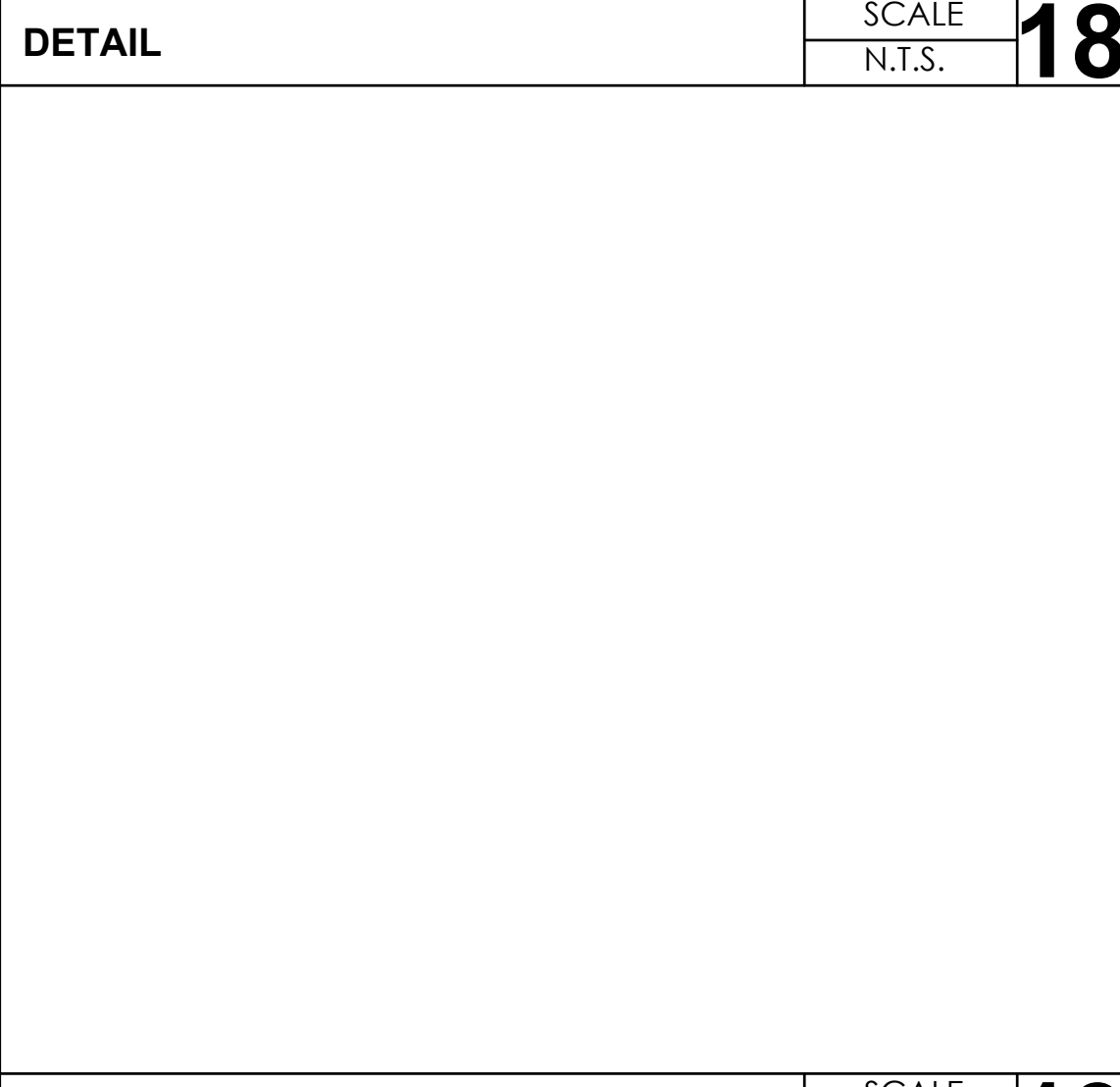
SCALE N.T.S. **17**

SCALE N.T.S. **13** DETAIL

SCALE N.T.S. **9** STEP 5: FLASHING / WEATHER BARRIER

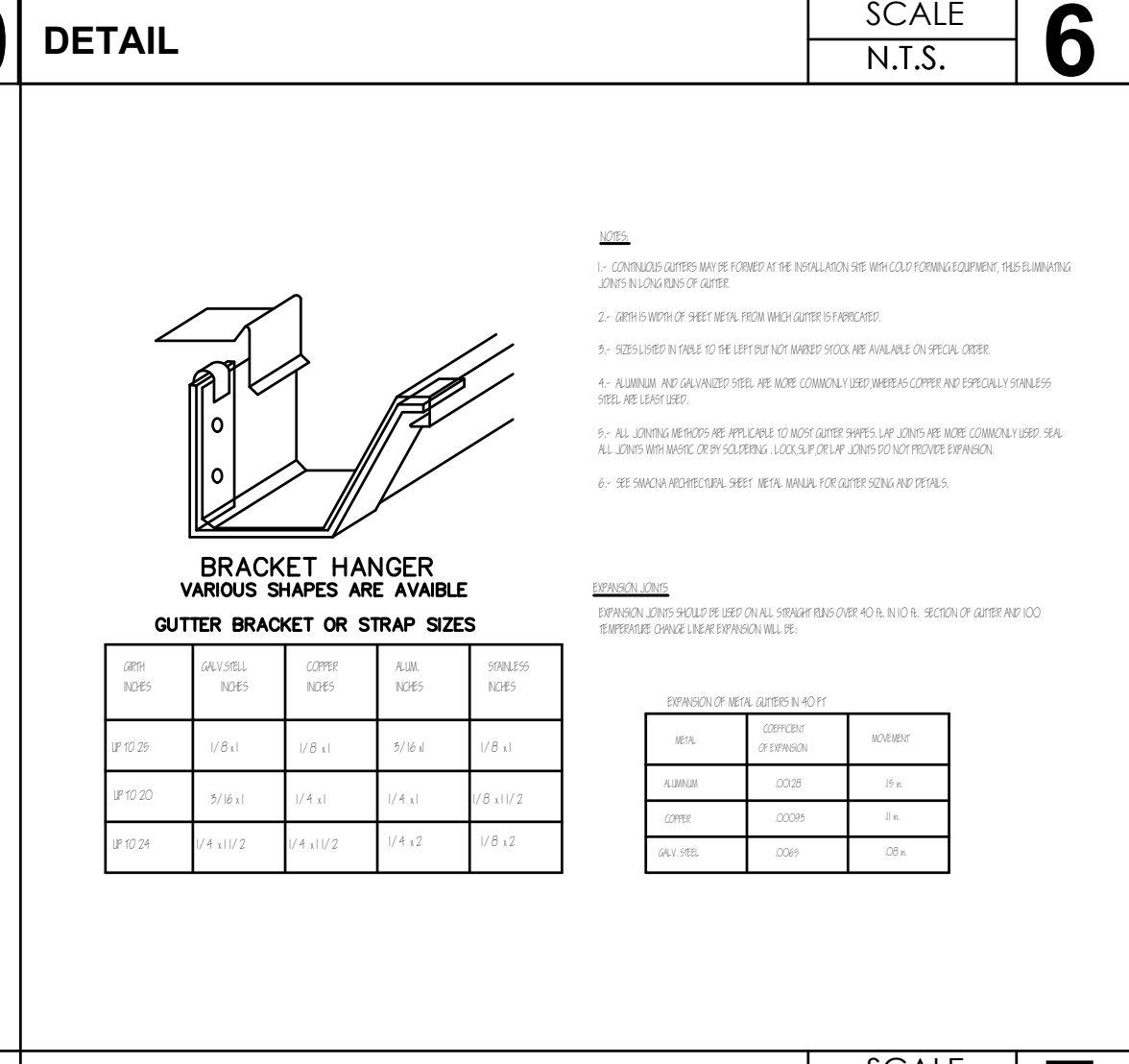


SCALE N.T.S. **5** STEP 2: FLASHING / WEATHER BARRIER
STEP 2: INSTALL JAMB FLASHING AT SIDES OF OPENING
NOTE: LEAVE BOTTOM EDGE UNATTACHED FOR WEATHER RESISTANT BARRIER INSTALLATION TO GO UNDERNEATH FLASHING



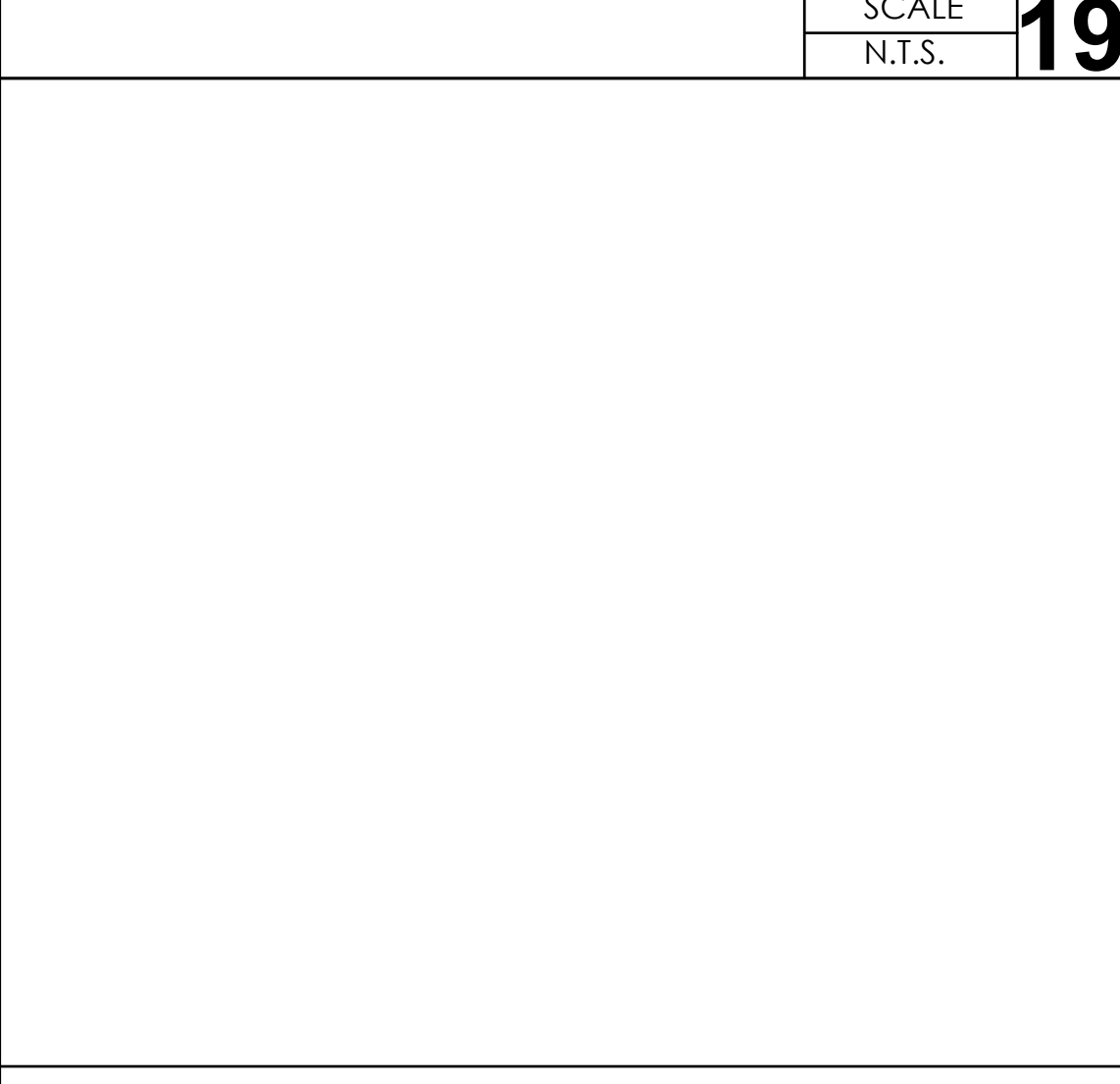
SCALE N.T.S. **18**

SCALE N.T.S. **14** DETAIL

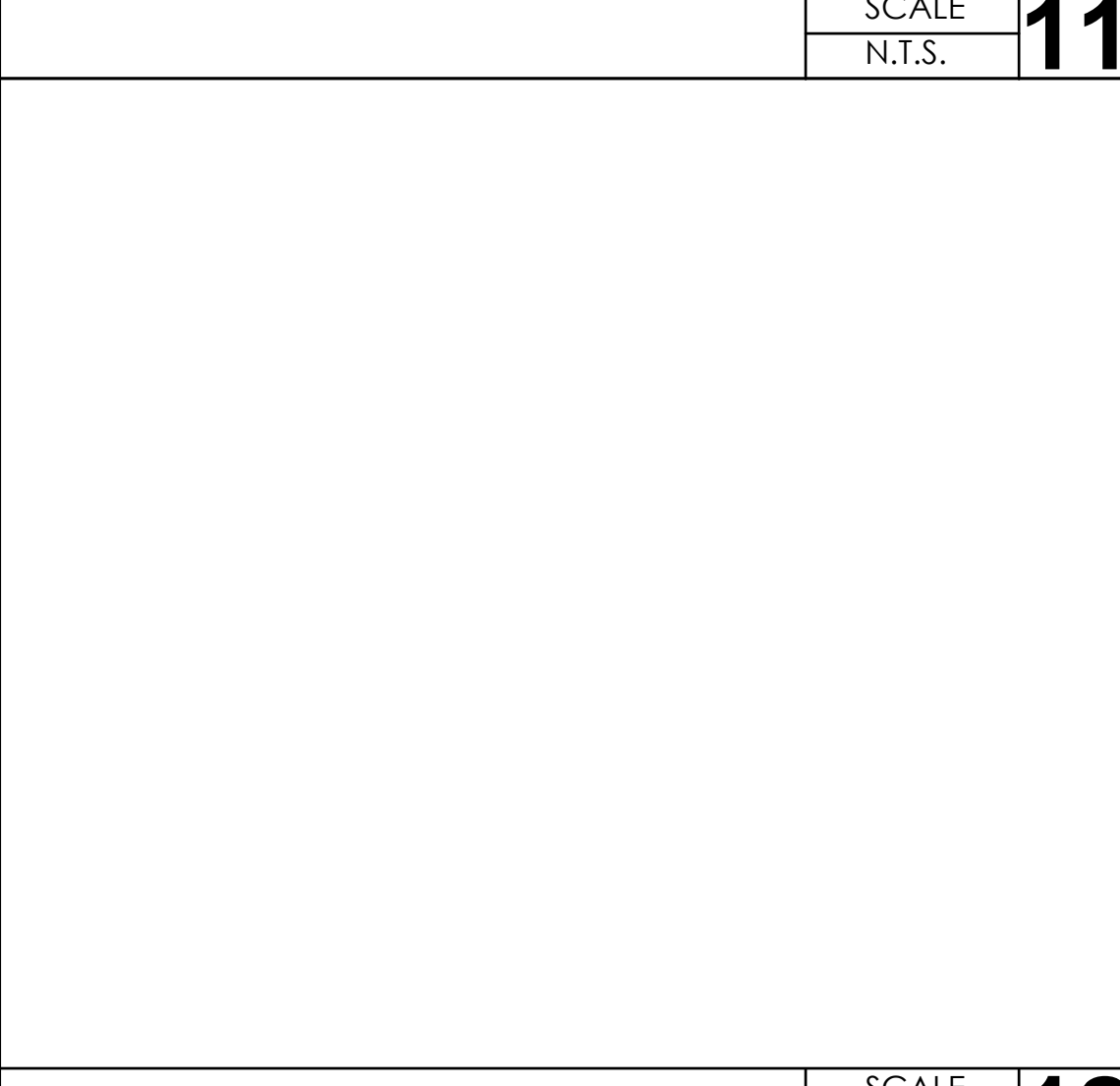


SCALE N.T.S. **10** DETAIL

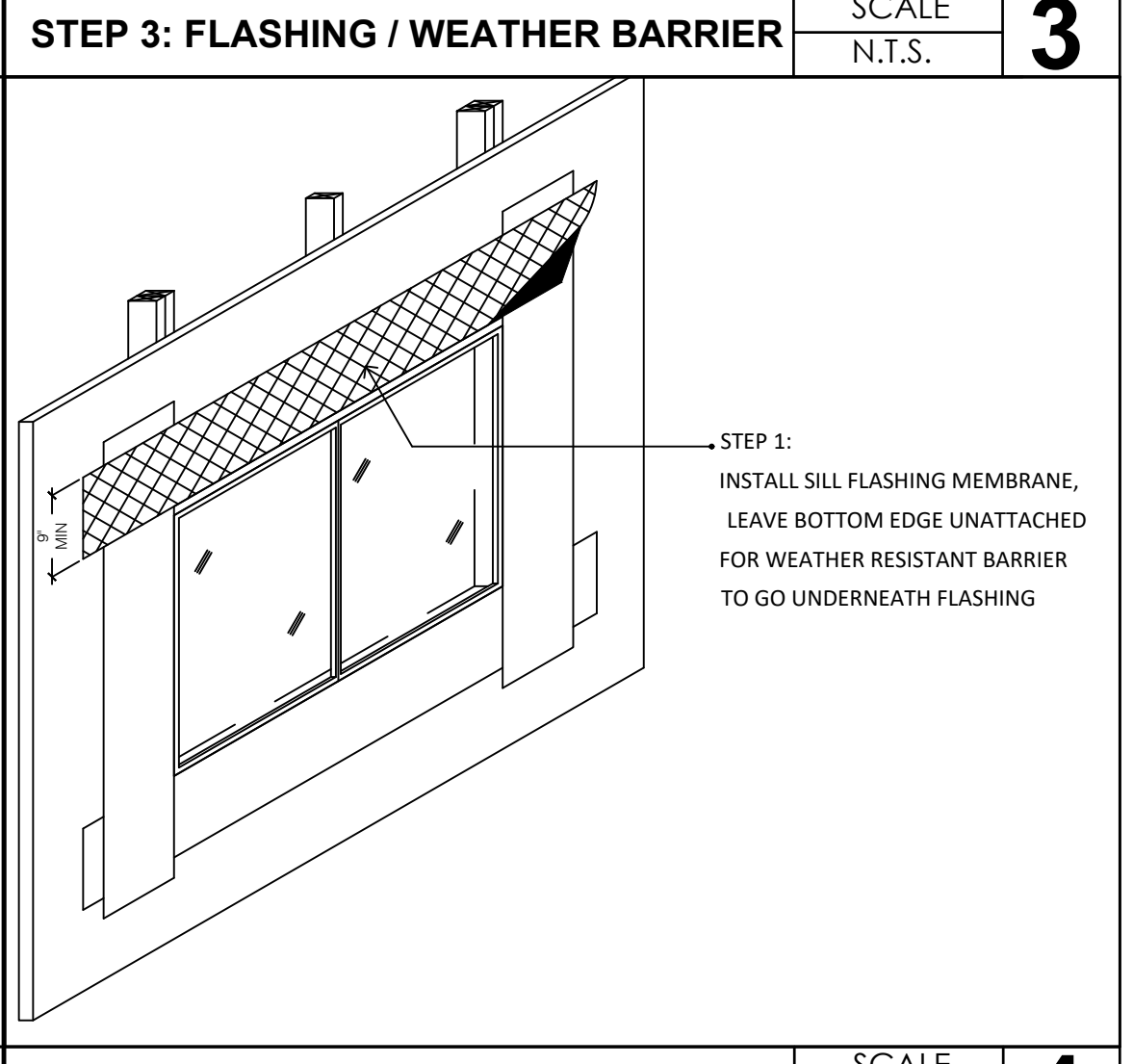
SCALE N.T.S. **6** STEP 3: FLASHING / WEATHER BARRIER
NOTE: STEP 3: INSTALL "NAIL-ON" WINDOW
IT IS RECOMMENDED THAT A SEALANT BE APPLIED TO BACK SIDE OF THE WINDOW FINIS FOLLOW WINDOW MANUFACTURE'S INSTRUCTIONS.
NOTE: THIS IS NOT PART OF THE STUCCO CONTRACTOR SCOPE OF WORK. IT IS THE RESPONSIBILITY OF THOSE INSTALLING THE WINDOW



SCALE N.T.S. **19**



SCALE N.T.S. **15**



SCALE N.T.S. **11** DETAIL



SCALE N.T.S. **16**



SCALE N.T.S. **12** DETAIL



SCALE N.T.S. **8** STEP 4: FLASHING / WEATHER BARRIER

SCALE N.T.S. **4**



PROJECT NUMBER PRJ2024-000924-(5)
HEARING DATE March 18, 2025
REQUESTED ENTITLEMENT(S)
 Oak Tree Permit No. RPPL2024002516
 Zoning Conformance Review No. RPPL2024002515

PROJECT SUMMARY

OWNER / APPLICANT

Mary Hines

MAP/EXHIBIT DATE

September 18, 2023

PROJECT OVERVIEW

A request to authorize encroachment into the protected zone of one heritage sized oak tree, associated with the legalization of an unpermitted partially completed 97-square-foot trellis covered patio, an unpermitted 283-square-foot addition dating back to 1967, proposed installation of a security gate, and the proposed interior remodeling of this 283-square-foot addition inside an existing single-family residence (to be approved under related Zoning Conformance Review No. RPPL2024002515). Corrective pruning is also proposed under the supervision of a consulting arborist. The oak tree is identified as coast live oak in an oak tree report prepared by Peter C. Harnisch, Consulting Arborist, dated January 3, 2024.

LOCATION

2980 Crestford Drive, Altadena

ACCESS

Crestford Drive

ASSESSORS PARCEL NUMBER(S)

5829-029-050

SITE AREA

0.15 Acres

GENERAL PLAN / LOCAL PLAN

Altadena Community Plan

ZONED DISTRICT

Altadena

PLANNING AREA

West San Gabriel Valley

LAND USE DESIGNATION

LD (Low Density Residential-1-6 dwelling units per gross acre)

ZONE

R-1-7,500 (Single-Family Residence-7,500 Square Feet Minimum Required Lot Area)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

Altadena

ENVIRONMENTAL DETERMINATION (CEQA)

Class 3 Categorical Exemption – New Construction or Conversion of Small Structures
 Class 4 Categorical Exemption – Minor Alterations to Land

KEY ISSUES

- Consistency with the County General Plan
- Consistency with the Altadena Community Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.174.060 (Oak Tree Permit Findings)
 - Chapter 22.306 (Altadena CSD requirements)
 - Section 22.18.040 (Development Standards for Residential Zones)

CASE PLANNER:

Jolee Hui

PHONE NUMBER:

(213) 893 - 7011

E-MAIL ADDRESS:

jhui@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2024-000924-(5)
OAK TREE PERMIT NO. RPPL2024002516

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly noticed public hearing in the matter of Oak Tree Permit (“OTP”) No. **RPPL2024002516** on March 18, 2025.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT(S) REQUESTED.** The Permittee, Mary Hines ("Permittee"), requests the OTP to authorize retroactive encroachment into the protected zone of one heritage sized oak tree, associated with the prior construction of a partially completed 97-square-foot trellis covered patio, and an unpermitted 283 square-foot floor area addition dating back to 1967, as well as proposed encroachment associated with the corrective pruning, new security gate in the north side yard, interior remodeling of the unpermitted addition inside the existing single-family residence (“SFR”) (“Project”) on a property located at 2980 Crestford Drive in the unincorporated community of Altadena ("Project Site") in the R-1-7,500 (Single-Family Residence – 7,500 Square Feet Minimum Required Lot Area) zone pursuant to Los Angeles County Code ("County Code") Section 22.174.030 (Applicability).
4. **RELATED ENTITLEMENT(S).** The additions were completed or partially completed without a permit and is currently being reviewed, along with proposed interior remodeling of the 283-square-foot habitable space addition inside the SFR and new security gate, under the associated Zoning Conformance Review No. RPPL2024002515 (“related ZCR”). The proposed remodeling under the related ZCR includes improvements to an existing bathroom inside the Master’s bedroom to provide American Disability Act features.
5. **PREVIOUS ENTITLEMENT(S).**

| CASE NO. | REQUEST | DATE OF ACTION |
|-----------------|---|-----------------------|
| BL 9702280044 | Building permit to alter slope of roof. | February 28, 1997 |

6. **LAND USE DESIGNATION.** The Project Site is located within the LD (Low Density Residential – One to Six Dwelling Units per Gross Acre) land use category of the Altadena Community Plan (“Community Plan”) Land Use Policy Map, a component of the General Plan.

7. **ZONING.** The Project Site is located in the West San Gabriel Valley Planning Area, the Altadena Zoned District, and the Altadena Community Standards District (“CSD”); the Project Site is currently zoned R-1-7,500. Pursuant to County Code Section 22.174.030 (Applicability), an OTP is required to encroach into the protected zone of one heritage oak tree.

8. SURROUNDING LAND USES AND ZONING

| LOCATION | COMMUNITY PLAN LAND USE POLICY | ZONING | EXISTING USES |
|-----------------|---------------------------------------|-----------------------------|---------------------------------|
| NORTH | LD | R-1-7,500 | SFRs |
| EAST | LD | R-1-7,500 | SFRs |
| SOUTH | LD, I (Institutions) | R-1-7,500 | SFRs, child and family services |
| WEST | LD, City of Pasadena | R-1-7,500, City of Pasadena | SFRs, Hahamongna Watershed Park |

9. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 0.15 Acres in size and consists of one legal lot. The Project Site is rectangular in shape with flat topography and is developed with the subject SFR and accessory structures.

B. Site Access

The Project Site is accessible via Crestford Drive, a 50-foot-wide public street, to the west.

C. Site Plan

The Project Site depicts an existing SFR situated roughly in the center of the parcel, with a detached garage in the northeast corner towards the rear of the parcel. Two oak trees are identified in the vicinity of the SFR. An off-site oak tree is in front of the residence (in the public right-of-way) and falls outside of the work scope. The subject oak tree for this OTP is a heritage oak tree located in the rear yard identified as Tree No. 1, with the protected zone overlapping the rear portion of the SFR and garage. The “to be legalized” 97-square-foot trellis covered patio and 283-square-foot habitable space addition, as well as the proposed north security gate, are located along the rear of the SFR within the oak tree protected zone. The proposed interior remodeling of the existing bathroom may include plumbing upgrades and ADA improvements and is located within the “to be legalized” addition area.

10. CEQA DETERMINATION.

Prior to the Hearing Officer’s public hearing on the Project, LA County Planning staff determined that the Project qualified for Class 1- Existing Facilities, and Class 4- Minor Alterations to Land, categorical exemptions from 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. The Project involves a request to retroactively authorize a prior oak tree encroachment related to an unpermitted covered patio/trellis and a 283-square-foot floor area addition to the existing SFR as well as a new encroachment related to the proposed interior remodeling, and a new security gate, which fall within a Class 1 exemption. Class 4 exemptions typically consist of alterations in the conditions of land where no removal of healthy, mature, or scenic trees is proposed. The proposed corrective pruning is recommended by the consulting arborist. The Project involves encroachment into the protected zone of one heritage-sized oak tree located on private land that does not involve the removal of healthy mature, scenic trees related to the legalization of additions and interior remodeling to an SFR.

No exceptions to the Categorical Exemption are found to apply to the Project per section 15300.2 of the California Code of Regulations. The subject property is located in a developed community and is not located within or near an environmentally sensitive area, a historical resource, a hazardous waste site, or a scenic highway. The surrounding area is an urbanized residential neighborhood. The subject property and its surroundings are developed with roadways, driveways, utility poles and lines, buildings, ornamental landscaping, and other infrastructure. The Project is not on a scenic highway or a hazardous waste site, is not known to contain historic resources, and will not have a significant or cumulative environmental impact; thus, the Project does not meet any exceptions to the identified Categorical Exemption.

- a) Location: The Project Site does not contain any identified environmental resource of hazardous or critical concern as designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.
- b) Cumulative Impacts: The Project mainly involves retroactive encroachment into the protected zone of one heritage-sized oak, in order to legalize an existing small 283-square-foot floor area addition to the existing single-family residence, as well as a potential new encroachment related to the proposed interior remodeling within this small floor area located in the protected zone, such as updating the existing bathroom inside the Master's bedroom. Corrective pruning is also proposed under the supervision of the consulting arborist.
- c) "Unusual Circumstances" or Significant Effects: The Project is to authorize encroachment into the protected zone of one heritage-sized oak tree in order to legalize the construction of a minor physical expansion of the existing structures by the prior construction of a 97 square foot trellis covered patio and 283 square foot addition to the existing SFR. Adequate utilities and roadway infrastructure already exist to serve the Project Site, and no environmentally sensitive areas will be impacted by any additional development as none is proposed.

- d) Scenic Highways: According to California's Scenic Highway Program, which is administered by Caltrans, the Project Site is not located within or near an officially designated state scenic highway.
- e) Hazardous Waste Sites: The Project Site is not located on a site which is included on any list compiled pursuant to Government Code Section 65962.5. According to the California Department of Toxic Substances Control's ("DTSC's") EnviroStor and State Water Resources Control Board's GeoTracker web databases, no active or open hazardous waste sites were identified at the Project Site. A review of the Hazardous Waste and Substances Site List-Site Cleanup database also shows no records on the Project Site. Finally, the Project Site is not included in any Water Board's list of solid waste disposal sites, list of "active" orders where necessary actions have not yet been completed (known as Cease-and-Desist Orders and Cleanup and Abatement Orders).
- f) Historical Resources: The Project Site does not contain any historical resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources or included in a local register of historical resources. According to the County's Historic Resources Sites Policy mapping, there is no historic or cultural resource site within the vicinity of the Project Site. The County also does not consider the Project Site to be a discretionary historical resource per Public Resources Code Section 21084.1.

The Project Site and the surrounding properties have been altered from their natural conditions and exist in a fully developed part of Altadena. The Project Site is currently occupied by an SFR. The one affected oak tree does not constitute an intact oak woodland and are part of a severely degraded oak woodland due to decades of development on the Project Site and in this residential community. The retroactive approval of the SFR improvements and the proposed renovation will have minimal impacts due to small-scale development activities and no new ground disturbance.

The requested encroachment is considered a minor impact that would not result in further loss of an ecosystem. The Project Site has been used for the SFR use since 1950. Furthermore, the County Forester ("Forester") has reviewed the Project for the requested encroachments. The arborist's recommendations to ensure the continued survival of the heritage-oak tree will be conditioned as part of the OTP. The future inspections by the Forester will ensure that any remaining oak trees survive, or if they do not survive that they are replaced. If an oak tree should die from prior and/or future construction impacts, the Permittee will be required to replace a dead heritage oak tree at 10:1 on the property and follow-up monitoring will continue to be required to ensure survival. If the replacement mitigation trees are deemed impossible by the County Forester, 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. These recommended conditions of approval by the Forester and the recommendations provided in the oak

tree report are incorporated by reference in the OTP. They have been determined by the Forester to be sufficient to recover any losses to trees.

The subject property and its surroundings are developed with roadways, driveways, utility poles and lines, buildings, ornamental landscaping, and other infrastructure. No significant effect due to unusual circumstances and no cumulative impacts are anticipated. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the project.

11. **COMMUNITY OUTREACH.** Staff is not aware of any community outreach efforts as of the drafting of these findings.
12. **PUBLIC COMMENTS.** Staff has received one public comment as of the drafting of these findings. The public comment voiced objection to the requested authorization for any new oak tree encroachment, especially due to the recent Eaton Fire.
13. **AGENCY RECOMMENDATIONS.** County Fire Department, Forestry Division: Recommended clearance to public hearing with conditions in a letter dated July 30, 2024. The Forester 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.
14. **LEGAL NOTIFICATION.** Pursuant to Section 22.174.040.E (Oak Tree Permits – Application and Review Procedures – Application with a Public Hearing) of the County Code, the community was properly notified of the public hearing by mail and newspaper (*Pasadena Star-News*). Additionally, the Project was noticed, and case materials were available on LA County Planning's website. On January 30, 2025, a total of 14 Notices of Public Hearing were mailed to those on the Altadena Zoned District and OTP courtesy lists, and any additional interested parties. Additionally, case materials were available on LA County Planning's website.

GENERAL PLAN CONSISTENCY FINDINGS

15. **LAND USE POLICY.** The Hearing Officer finds that the Project is a request to encroach into the protected zone of one heritage oak tree, in conjunction with the legalization of a 97-square-foot trellis covered patio and 283 square foot addition to an existing SFR, along with other proposed minor work, and is consistent with the goals and policies of the General Plan and Community Plan because the LD designation is intended for SFR development, a category into which this Project falls. The Hearing Officer further finds that the Project promotes the continued SFR use and character of the surrounding area.
16. **GOALS AND POLICIES.** The Hearing Officer finds the Project is consistent with the following goals and policies of the Community Plan:

- Land Use, Policy 4.3, Page 4-2: *Preserve existing residential neighborhoods, commercial districts, community facilities, institutions, and environmental amenities.*
- Land Use, Goal 4-2, Page 4-1: *Maintain and enhance a living environment for Altadena residents which provides for their needs: health, physical safety, and high quality of life.*

Preserving the heritage oak tree in conjunction with the legalization of the additions to the SFR will ensure that the existing residential character of the property continues to be compatible with that of the neighborhood and surrounding natural environment. While the OTP is for the encroachment, the approval of the OTP along with its conditions of approval will be necessary to ensure that the affected heritage oak tree continues to thrive, to be monitored, maintained, and cared for in accordance with the professional recommendations of the consulting arborist and County Forester. The new security gate, the recommended corrective pruning by the consulting arborist, legalizing a 97-square-foot trellis covered patio and 283-square-foot addition to the SFR would not conflict with the above goal and policies.

- Environmental Resources, Policy No. 12, Page 10-2: *Continue standards which minimize grading in foothill areas.*
- Land Use, Policy No. 9, Page 4-3: *Permit developers to utilize innovative residential construction and siting techniques, provided that they maintain physical safety and health and are compatible with existing land use and the environmental setting.*
- Environmental Resources, Policy No. 13, Page 10-2: *Require new development in foothill areas minimize siltation of streams and canyons.*

While the Project consists of encroachment into the protected zone of one heritage-sized oak tree, the associated work triggering the encroachment consists of legalizing a 97-square-foot trellis covered patio and 283-square-foot habitable space to the SFR and proposed remodeling within the SFR. The Project is not located near any streams or canyons or sensitive areas. The Project does not propose grading and will not impact any areas with slopes greater than 25 percent. Furthermore, the existing addition and proposed interior remodel to the SFR complies with all development standards.

17. GOALS AND POLICIES. The Hearing Officer further finds that while the Project is for the encroachment into the protected zone of one oak trees, the underlying SFR development is consistent with the following goal and policies of the General Plan:

- Goal LU 7: *Compatible land uses that complement neighborhood character and the natural environment.*
- Land Use Element, Policy 4.1: *Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.*

- Land Use Element, Policy 5.1: *Encourage a mix of residential land use designations and development regulations that accommodate various densities, building types, and styles.*

Maintaining the heritage oak tree and the SFR use on the Project Site will ensure that the existing character of the Project Site will continue to be compatible with and maintain the character of the residential neighborhood and surrounding natural environment.

ZONING CODE CONSISTENCY FINDINGS

18. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the R-1 zoning classification as the encroachment into the protected zone of a heritage oak tree in conjunction with the legalizing of a 97-square-foot trellis covered patio and 283-square-foot habitable space addition to an SFR along with other proposed minor work at the SFR, is permitted in such zone and subject to an OTP pursuant to County Code Section 22.174.030 (Applicability).
19. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.18.040 (Development Standards for Residential Zones). While the Project consists of one heritage oak tree encroachment associated with the conversion of a former patio space into habitable space that occurred starting in 1967 at an existing SFR, a 35-foot height limit is required, and the additions to be legalized do not exceed 18 feet in height. The height will be reviewed and approved under the related ZCR.
20. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces). While the Project is a request for the encroachment into the protected zone of a heritage oak tree in conjunction with the legalization of a 97-square-foot trellis covered patio and 283-square-foot addition to an SFR, SFR use (under four bedrooms) requires a minimum of two covered parking spaces in the Altadena CSD. An existing garage attached to the SFR will remain unaffected by the Project and provides the required two covered parking spaces for the SFR.
21. **COMMUNITY STANDARDS DISTRICT (“CSD”).** The Hearing Officer finds that the Project Site is located in the Altadena CSD, and that the Project is consistent with the standards identified in County Code Chapter 22.306 (Altadena CSD). While the Project is a request for encroachment into the protected zone of a heritage oak tree in conjunction with the legalizing of a 97-square-foot trellis covered patio and 283-square-foot addition to an SFR and other proposed minor work, an interior side yard setback of 10 percent of the average lot width, with a minimum of five feet is required for SFRs. The Project Site has an average lot width of 58 feet, resulting in a required side yard setback of 5.8 feet. The additions to be legalized are located no closer than 9.5 feet to the side property line. A 20-foot front setback, and a 25-foot rear setback is also required for lots under 20,000 square feet, and the additions to the SFR to be legalized are located more than 44 feet from the front property line, and 42 feet from the rear property line. The calculated Gross Structural Area (GSA) of the Project Site is

2,658.5 square feet and the floor area of the SFR (after 283-square-foot addition) will be 1,521 square feet. Lot coverage (after adding the 362 square feet garage and 97 square feet covered patio) will also not exceed this number. The setbacks, lot coverage, and GSA will be reviewed and approved under the related ZCR.

OAK TREE PERMIT FINDINGS

22. **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 County Code Title 22 (Planning and Zoning) regulations on the subject property.** One heritage sized oak tree in the rear yard (Tree No. 1) has been encroached upon by the past residential improvements that likely occurred from 1967 to 2023 at the existing SFR property, and the most recent encroachment associated with the covered patio was found not to result in significant adverse effects to the heritage oak tree, as noted in the oak tree report prepared by Peter C. Harnisch, Consulting Arborist, dated January 3, 2024. The consulting arborist further indicated that he did not observe “any obvious signs of stress that would normally be seen when root loss occurs such as deadwood at branch extremities or sparsity within the leaf canopy.” These construction activities were completed without a permit. The approval of the related ZCR would legalize these existing additions and allow them to remain in place as well as authorize the proposed bathroom remodel. Otherwise, additional ground disturbing activities within the protected zone of the heritage oak tree would occur if these additions were required to be physically removed. The second oak tree located in front of the SFR falls outside of the work scope and will not be impacted by the proposed interior remodel. To minimize any possible adverse impacts, the OTP will incorporate the standard recommendations from the Forester as well as the consulting arborist.
23. **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.** No oak trees are proposed to be removed or relocated as a part of this Project. The Project is a request for encroachment into the protected zone of a heritage oak tree in conjunction with the legalizing of a 97-square foot trellis covered patio and 283-square-foot addition to an SFR and other proposed minor work. Corrective pruning is also proposed under the supervision of the consulting arborist to encourage healthy regrowth.
24. **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 oak trees precludes the reasonable and efficient use of such property for a use otherwise authorized.** No oak trees are proposed to be removed or relocated as a part of this Project. The Project is a request for encroachment into the protected zone of a heritage oak tree in conjunction with the legalizing of a 97-square-foot trellis porch and 283-square-foot addition to an SFR and other proposed minor work such as interior remodeling. Corrective pruning is also proposed under the supervision of the consulting arborist to encourage healthy regrowth.

25. **The Hearing Officer finds that the removal of the oak tree proposed will not be contrary to or be in substantial conflict with the intent and purpose of the Oak Tree Permit procedure.** No oak trees are proposed to be removed as a part of this Project. The Project is a request for encroachment into the protected zone of a heritage oak tree in conjunction with the legalizing of a 97-square-foot trellis covered patio and 283 square foot addition to an SFR along with other minor work such as the interior remodeling of a bathroom. Corrective pruning is also proposed as recommended by the consulting arborist. The purpose of the Oak Tree Permit is allow the reasonable use of the property while preserving the existing oak trees located in the vicinity. The protective measures that will be undertaken as part of the Project will remedy any existing damage to the subject Tree No. 1 and will protect it from any further adverse effects due to remaining work to be completed such as the interior bathroom remodeling. Thus, the requested encroachment, new and retroactive in nature, are consistent with the provisions of the County Code.

ENVIRONMENTAL FINDINGS

26. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 and 15304 (Class 1- Existing Facilities, and Class 4- Minor Alterations to Land categorical exemptions). The Project involves a request to retroactively authorize the encroachment into the protected zone of one heritage tree, associated with the prior construction of a trellis covered patio and the addition of 283 square feet of habitable space as well as proposed interior bathroom remodel to an existing SFR, new security gate installation, and corrective pruning. As the Project proposes the legalization of previous construction, the remodeling of the interior of an existing SFR and other minor work, this falls within a Class 1 exemption. Class 4 exemptions typically consist of alterations in the conditions of land where no removal of healthy, mature, or scenic trees is proposed. The Project involves encroachment into the protected zone of one oak tree located on private land that does not involve the removal of healthy mature, scenic trees related to the legalization of additions to an SFR.

No exceptions to the Categorical Exemption are found to apply to the Project per section 15300.2 of the California Code of Regulations. The subject property is located in a developed community and is not located within or near an environmentally sensitive area, a historical resource, a hazardous waste site, or a scenic highway. The surrounding area is an urbanized residential neighborhood. The subject property and its surroundings are developed with roadways, driveways, utility poles and lines, buildings, ornamental landscaping, and other infrastructure. The Project is not on a scenic highway or a hazardous waste site, is not known to contain historic resources, and will not have a significant or cumulative environmental impact; thus, the Project does not meet any exceptions to the identified Categorical Exemption.

ADMINISTRATIVE FINDINGS

27. **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 proposed construction or proposed use will be accomplished without endangering the health of the remaining trees subject to County Code Title 22 (Planning and Zoning) regulations on the subject property.
- B. 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.
- C. 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 oak trees precludes the reasonable and efficient use of such property for a use otherwise authorized.
- D. 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.

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 and 16304 (Class 1- Existing Facilities, and Class 4- Minor Alterations to Land categorical exemptions); and
2. Approves **OAK TREE PERMIT NO. RPPL2024002516**, subject to the attached conditions.

ACTION DATE:

MRB:SD

March 18, 2025

c: Hearing Officer, Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2024-000924-(5)
OAK TREE PERMIT NO. RPPL2024002516

PROJECT DESCRIPTION

The project is to authorize the encroachment (both retroactive and proposed in nature) into the protected zone of one heritage-sized oak tree (identified as Tree No.1 on Exhibit "A"), associated with the legalization of a 97-square-foot trellis covered patio, a 283-square-foot habitable space addition dating back to 1967, and proposed interior remodeling at an existing single-family residence, new security gate in the north side yard, and proposed corrective pruning ("SFR") 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 Condition Nos. 3, 4 and 7 shall be effective pursuant to Section 22.222.230 of the County Code.
3. **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.
4. **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.

5. **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.
6. **Transfer.** 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.
7. **Grant Term. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant.** A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the SFR and satisfaction of Condition No. 2 shall be considered use of this grant.
8. **Inspections.** 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. 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 may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

If 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 \$441.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

9. **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.

10. **Fire Code.** All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
11. **County Department of Public Works Requirements.** All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
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").

PROJECT SITE-SPECIFIC CONDITIONS

13. **Grant.** This grant shall authorize the encroachment (both retroactive and proposed in nature) into the protected zone of one heritage oak tree (identified as Tree No. 1) as depicted on Exhibit "A," in association with the legalization of the prior construction of a 97-square-foot trellis covered patio a 283-square-foot habitable space addition, and proposed interior remodeling at the existing SFR, new security gate, and proposed corrective pruning on branches greater than two inches in diameter under the supervision of a consulting arborist on record.
14. **County Forester.** The Permittee shall comply with all conditions and requirements contained in the County of Los Angeles Forester and Fire Warden, Forestry Division ("Forester"), letter dated July 30, 2024 (attached hereto), to the satisfaction of said Division, except as otherwise required by said Division and by these conditions.
15. **Consulting Arborist.** Before commencing any work authorized or required by this grant, the consulting arborist shall submit a letter to the Director and Forester 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 and the 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, if applicable.
16. **Replacement Ratio.** The permittee shall provide mitigation trees of the Oak genus at a rate of ten to one (10:1) for any tree specified above that dies as a result of the approved encroachments.
17. **Replacement Trees.** All required replacement trees shall be planted on native undisturbed soil and shall be the same species of oak (*Quercus* sp.) as the removed or dead 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.

18. **Rooting Zones of Replacement Trees.** 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.
19. **Recommendations in Oak Tree Report.** The recommendations provided in the Oak Tree Report prepared by Peter C. Harnisch, Consulting Arborist, dated January 3, 2024, shall be accomplished to the satisfaction of the Forester and LA County Planning, as advised by the arborist on record in Condition No. 15 above. Except as otherwise expressly modified or waived by the County Forester, these recommendations shall be implemented under the service, supervision and direction of the arborist on record and include the following:
 - a. Provide and install a three-inch layer of suitable disease and pest free organic mulch around the root zone where possible. No mulch piling against tree trunks. Type of mulch used shall be approved by the consulting arborist on record or County Forester.
 - b. Provide adequate irrigation during dry months if necessary. Location, type of irrigation, and watering schedule to be approved by the consulting arborist on record or County Forester. Trees which have roots cut may require additional watering.
 - c. Provide end weight reduction on over-extended horizontal limbs during the appropriate summer months. Pruning should be kept to a minimum to achieve desired goals. All pruning work to conform to ANSI A300 pruning standards.
 - d. Perform a climbing inspection. Report findings and any recommendations to the County Forester for further review. Permittee shall undertake any recommendation deemed appropriate by the County Forester.
 - e. Perform a root crown excavation and inspection. Report findings and any recommendations to the County Forester for further review. Permittee shall undertake any recommendation deemed appropriate by the County Forester.

Attachments:

Fire Department, Forester Letter dated July 30, 2024

Oak Trees: Care and Maintenance Guide

Oak Tree Report prepared by Peter C. Harnisch, dated January 3, 2024



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"

ANTHONY C. MARRONE
FIRE CHIEF
FORESTER & FIRE WARDEN

BOARD OF SUPERVISORS

HILDA L. SOLIS
FIRST DISTRICT

HOLLY J. MITCHELL
SECOND DISTRICT

LINDSEY P. HORVATH
THIRD DISTRICT

JANICE HAHN
FOURTH DISTRICT

KATHRYN BARGER
FIFTH DISTRICT

July 30, 2024

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 RPPL2024002516 2980 CRESTFORD DRIVE, ALTADENA

We have reviewed the "Request for Oak Tree Permit #RPPL2024002516." The project is located at 2980 Crestford Drive in the unincorporated area of Altadena. 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 Peter C. Harnisch, the consulting arborist, dated January 3, 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 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'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 one (1) tree of the Oak genus identified as Tree Number 1 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 ten to one (10:1) for any heritage 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
PREVENTION SERVICES BUREAU

KT:jl

Enclosure

An illustration of several oak leaves and a branch. The leaves are detailed with veins and have a lobed, wavy edge. Some leaves are shaded in light gray, while others are white with black outlines. The branch is dark and textured, showing small knots and a rough surface.

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://www.fire.lacounty.gov>

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 WISLIZENII

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 KELLOGGI
CANYON LIVE OAK : QUERCUS CHRYSOLEPIS
ENGELMANN OAK : QUERCUS ENGELMANNII

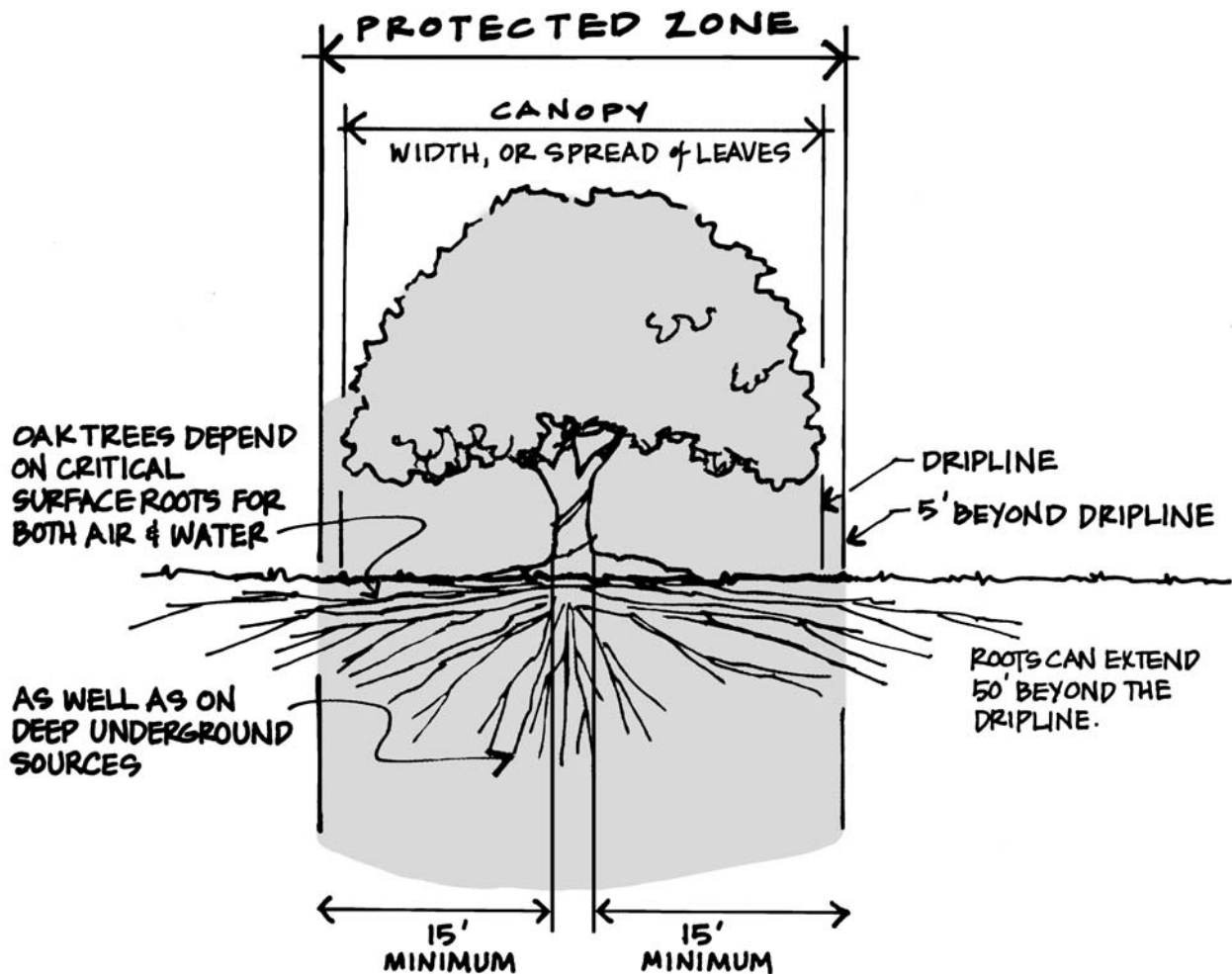
THE PROTECTED ZONE

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.

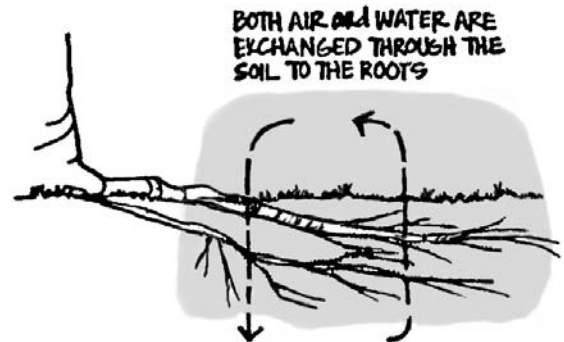
Trenching can also be accomplished using hand tools or small hand held power equipment to avoid cutting roots. Any roots exposed during this work should be covered with wet burlap and kept moist until the soil can be replaced.

Soil Compaction and Paving

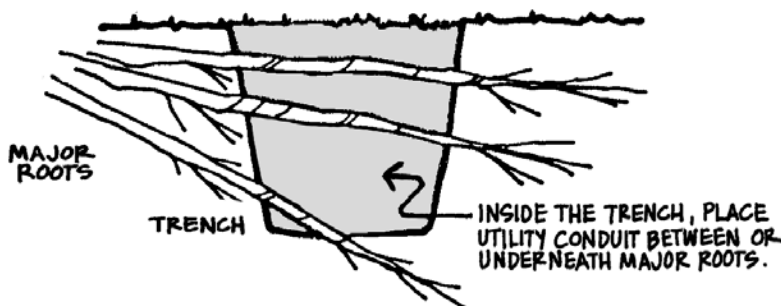
The roots depend upon an important exchange of both water and air through the soil within the protected zone. Any kind of activity that compacts the soil in this area blocks this exchange and can have serious long-term negative effects on the tree.

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



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.

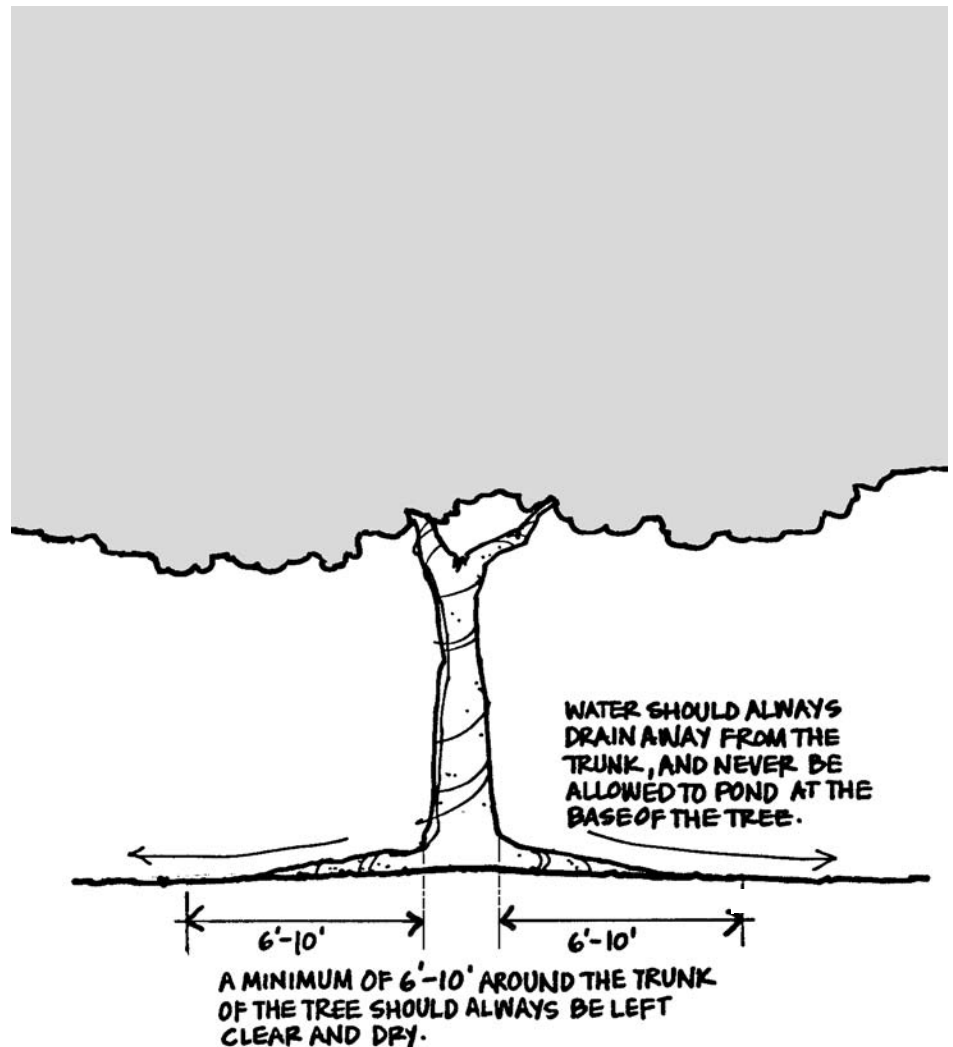
Pruning

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 spp.</i> 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://www.fire.lacounty.gov/forestry>

**University of California
Oak Woodland Conservation Workgroup**
http://ucanr.edu/sites/oak_range/

Private Organizations

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

California Native Plant Society
2707 K Street, Suite 1
Sacramento, CA 95816-5113
(916) 447-2677
www.cnps.org

California Oaks
428 13th. Street, Suite 10A
Oakland, CA 94612
(510) 763-0282
www.californiaoaks.org

Arboretums and Botanic Gardens

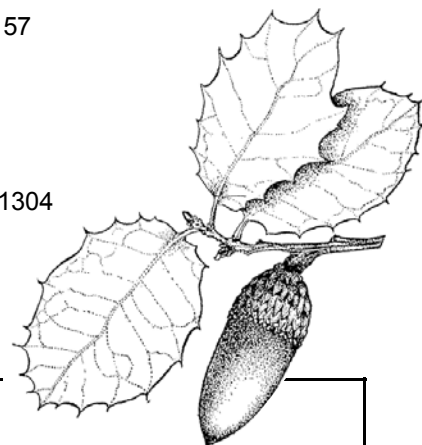
Los Angeles County Arboreta and Botanic Gardens
301 N. Baldwin Ave.
Arcadia, CA 91007-2697
(626) 821-3222
www.arboretum.org

Los Angeles County South Coast Botanic Garden
26300 Crenshaw Blvd.
Palos Verdes Peninsula, CA 90274-2515
(310) 544-1948
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
(818) 243-6488



Publications

For a list of publications both free and for purchase checkout the **University of California Oak Woodland Conservation Workgroup** at http://ucanr.edu/sites/oak_range/

Goldspotted Oak Borer: Integrated Pest Management for Land Managers and Landscape Professionals
University of California Statewide Integrated Pest Management Program. January 2013.



County of Los Angeles Fire Department Forestry Division

County of Los Angeles Board of Supervisors

Hilda L. Solis, First District
Holly J. Mitchell, Second District
Lindsey P. Horvath, Third District
Janice Hahn, Fourth District
Kathryn Barger, Fifth District

County of Los Angeles Fire Department

Anthony C. Marrone, Fire Chief

Defensible Space Unit
605 N. Angeleno Avenue
Azusa, CA 91702
(626) 969-2375

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

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

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

Grants/Interpretive Unit
12605 Osborne Street
Pacoima, CA 91331
(818) 890-5723

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

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

Technical Operations Unit
12605 Osborne Street
Pacoima, CA 91331
(818) 890-5752

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

OAK TREE PERMIT WITH PUBLIC HEARING STATEMENT OF FINDINGS

Please identify the number of oak trees proposed for:

0 Removal 1 Encroachment 1 To Remain 1 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.

The construction/raised foundation that added a bathroom and screened porch was done in 1967. The screen porch was enclosed in mid 1990's. Refer to Oak Tree Report. The Oak Tree is not subject to removal.

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.

N/A

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.

N/A

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.

No oak tree's will be removed.

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: March 18, 2025
PROJECT NUMBER: PRJ2024-000924-(5)
PERMIT NUMBER(S): Oak Tree Permit (“OTP”) No. RPPL2024002516
SUPERVISORIAL DISTRICT: 5
PROJECT LOCATION: 2980 Crestford Drive, Altadena (Assessor’s Parcel Number 5829-029-050)
OWNER: Mary Hines
APPLICANT: Mary Hines
CASE PLANNER: Jolee Hui, Principal Planner
jhui@planning.lacounty.gov

Los Angeles County (“County”) completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The Project involves a request to authorize the encroachment (both retroactive and new in nature) into the protected zone of one heritage tree, associated with the prior construction of a trellis covered patio and the addition of 283 square feet of habitable space to an existing SFR, proposed interior remodeling work within this existing 283-square-foot habitable space, proposed installation of a security gate, and proposed corrective pruning recommended by the consulting arborist. As the Project requests the legalization of previous construction and proposes remodeling of the interior of an existing SFR, this falls within a Class 1 exemption. Class 4 exemptions typically consist of alterations in the conditions of land where no removal of healthy, mature, or scenic trees is proposed. The Project involves encroachment into the protected zone of one oak tree located on private land that does not involve the removal of healthy mature, scenic trees related to the legalization of additions to an SFR.

No exceptions to the Categorical Exemption are found to apply to the Project per section 15300.2 of the California Code of Regulations. The subject property is located in a developed residential community and is not located within or near an environmentally sensitive area, a historical resource, a hazardous waste site, or a scenic highway. The surrounding area is an urbanized residential neighborhood. The subject property and its surroundings are developed with roadways, driveways, utility poles and lines, buildings, ornamental landscaping, and other infrastructure. The Project is not on a scenic highway or a hazardous waste site, is not known to contain historic resources, and will not have a significant or cumulative environmental impact; thus, the Project does not meet any exceptions to the identified Categorical Exemption.

- a) Location: The Project Site does not contain any identified environmental resource of hazardous or critical concern as designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.
- b) Cumulative Impacts: The Project mainly involves the retroactive encroachment into the protected zone of one heritage-sized oak, in order to legalize an existing small 283-square-foot floor area addition to the existing single-family residence and to allow proposed interior remodeling within this small floor area, such as updating the existing bathroom inside the Master's bedroom.
- c) "Unusual Circumstances" or Significant Effects: The Project is to authorize encroachment into the protected zone of one heritage-sized oak tree in order to legalize the construction of a minor physical expansion of the existing structure by the prior construction of a 97-square foot trellis covered patio and 283-square foot addition to the existing SFR, along with proposed interior remodeling within this same floor area addition. Adequate utilities and roadway infrastructure already exist to serve the Project Site, and no environmentally sensitive areas will be impacted by any additional development as none is proposed.
- d) Scenic Highways: According to California's Scenic Highway Program, which is administered by Caltrans, the Project Site is not located within or near an officially designated state scenic highway.
- e) Hazardous Waste Sites: The Project Site is not located on a site which is included on any list compiled pursuant to Government Code Section 65962.5. According to the California Department of Toxic Substances Control's ("DTSC's") EnviroStor and State Water Resources Control Board's GeoTracker web databases, no active or open hazardous waste sites were identified at the Project Site. A review of the Hazardous Waste and Substances Site List-Site Cleanup database also shows no records on the Project Site. Finally, the Project Site is not included in any Water Board's list of solid waste disposal sites, list of "active" orders where necessary actions have not yet been completed (known as Cease-and-Desist Orders and Cleanup and Abatement Orders).
- f) Historical Resources: The Project Site does not contain any historical resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources or included in a local register of historical resources. According to the County's Historic Resources Sites Policy mapping, there is no historic or cultural resource site within the vicinity of the Project Site. The County also does not consider the Project Site to be a discretionary historical resource per Public Resources Code Section 21084.1.

The Project Site and the surrounding properties have been altered from their natural conditions and exist in a fully developed part of Altadena. The Project Site is currently

occupied by an SFR. The one affected oak tree does not constitute an intact oak woodland and are part of a severely degraded oak woodland due to decades of development on the Project Site and in this residential community. The retroactive approval of the SFR additions (i.e., covered patio/trellis and habitable space addition) and the proposed security gate, and proposed interior remodeling of an existing bathroom will have minimal impacts due to the small-scale development activities and no new ground disturbance. The proposed corrective pruning under the supervision of a consulting arborist.

The requested encroachment is considered a minor impact that would not result in further loss of an ecosystem. The Project Site has been an SFR use since 1950. Furthermore, the County Forester (“Forester”) has reviewed the Project for the requested encroachment. The arborist’s recommendations to ensure the continued survival of the heritage oak tree will be conditioned as part of the OTP. The future inspections by the Forester will ensure that the trees survive, or if they do not survive that they are appropriately replaced. If an oak tree should die from prior and/or future construction impacts, the applicant will be required to replace a dead oak tree at 10:1 for a heritage oak on the property and follow-up monitoring will continue to be required to ensure survival. These recommended conditions of approval by the Forester and the recommendations provided in the oak tree report are incorporated by reference in the OTP. They have been determined by the Forester to be sufficient to recover any losses to trees.

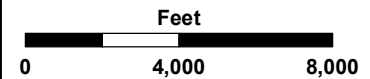
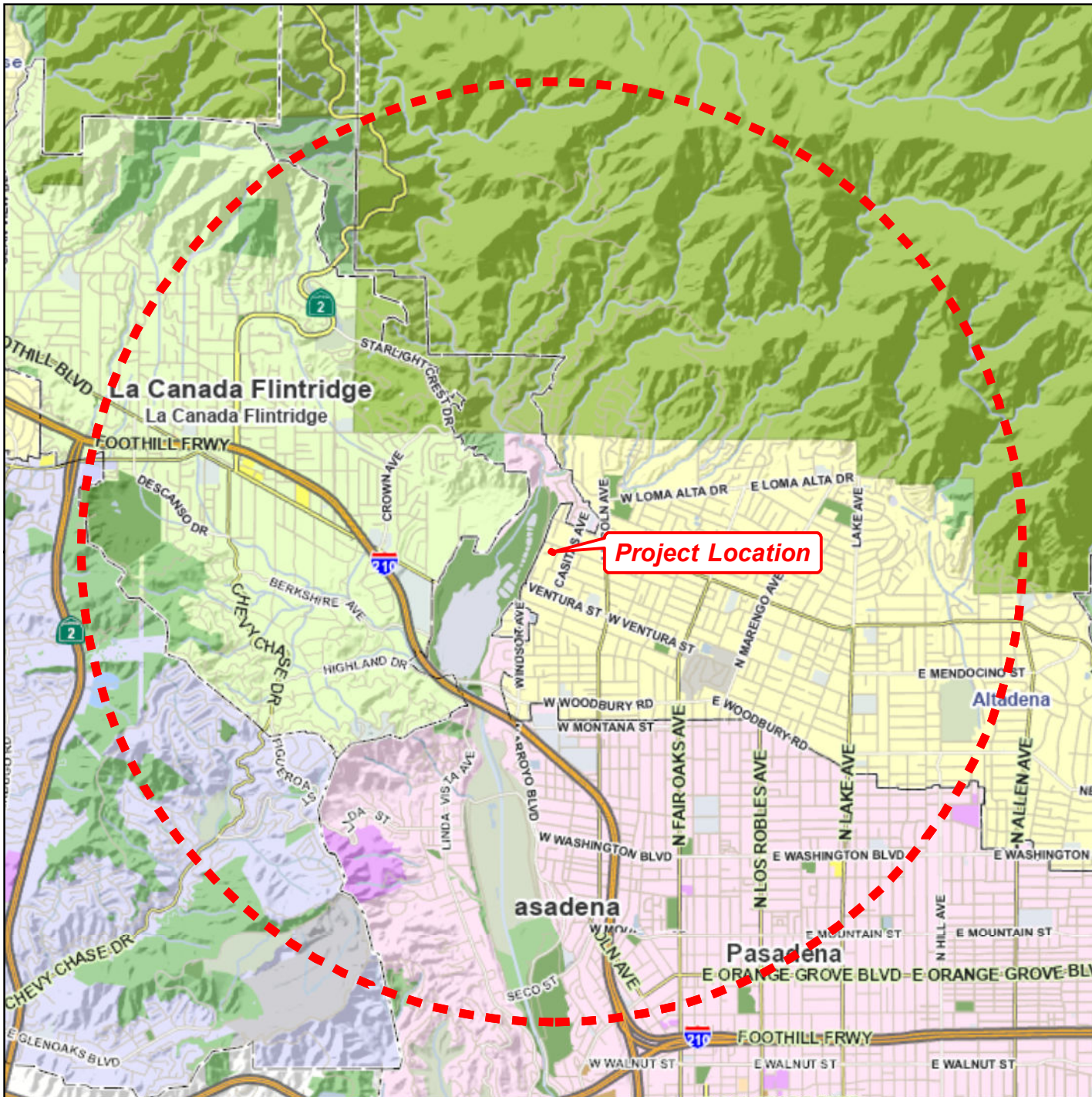
The subject property and its surroundings are developed with roadways, driveways, utility poles and lines, buildings, ornamental landscaping, and other infrastructure. No significant effect due to unusual circumstances and no cumulative impacts are anticipated. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA.

3-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2024-000924

OTP RPPL2024002516



LA COUNTY
PLANNING

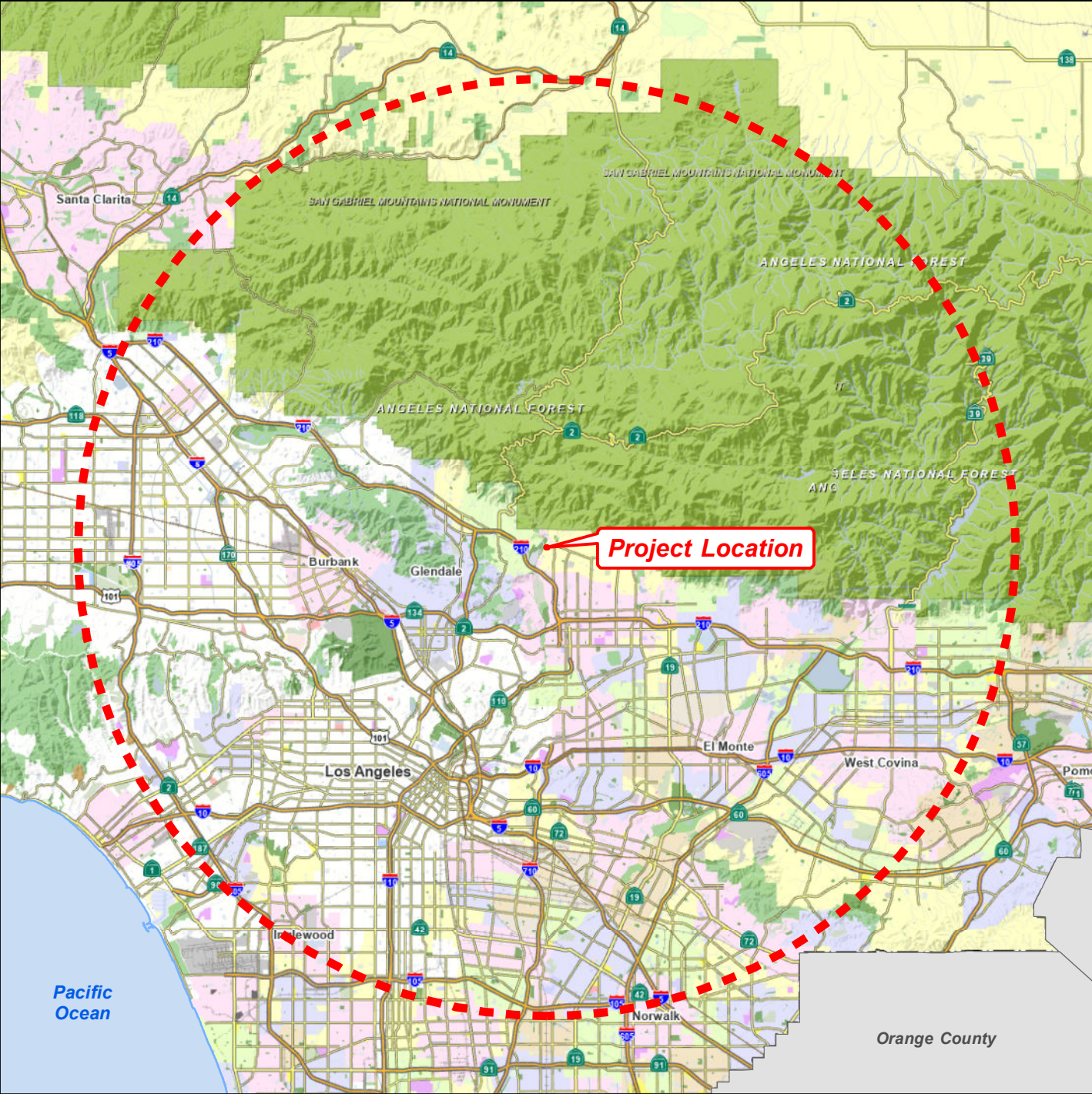
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

20-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2024-000924

OTP RPPL2024002516



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2024-000924

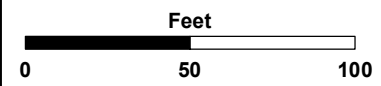
OTP RPPL2024002516

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2023

Crestford Dr

W Mariposa St

El Nido Dr



LA COUNTY
PLANNING

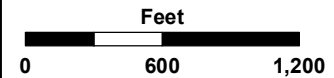
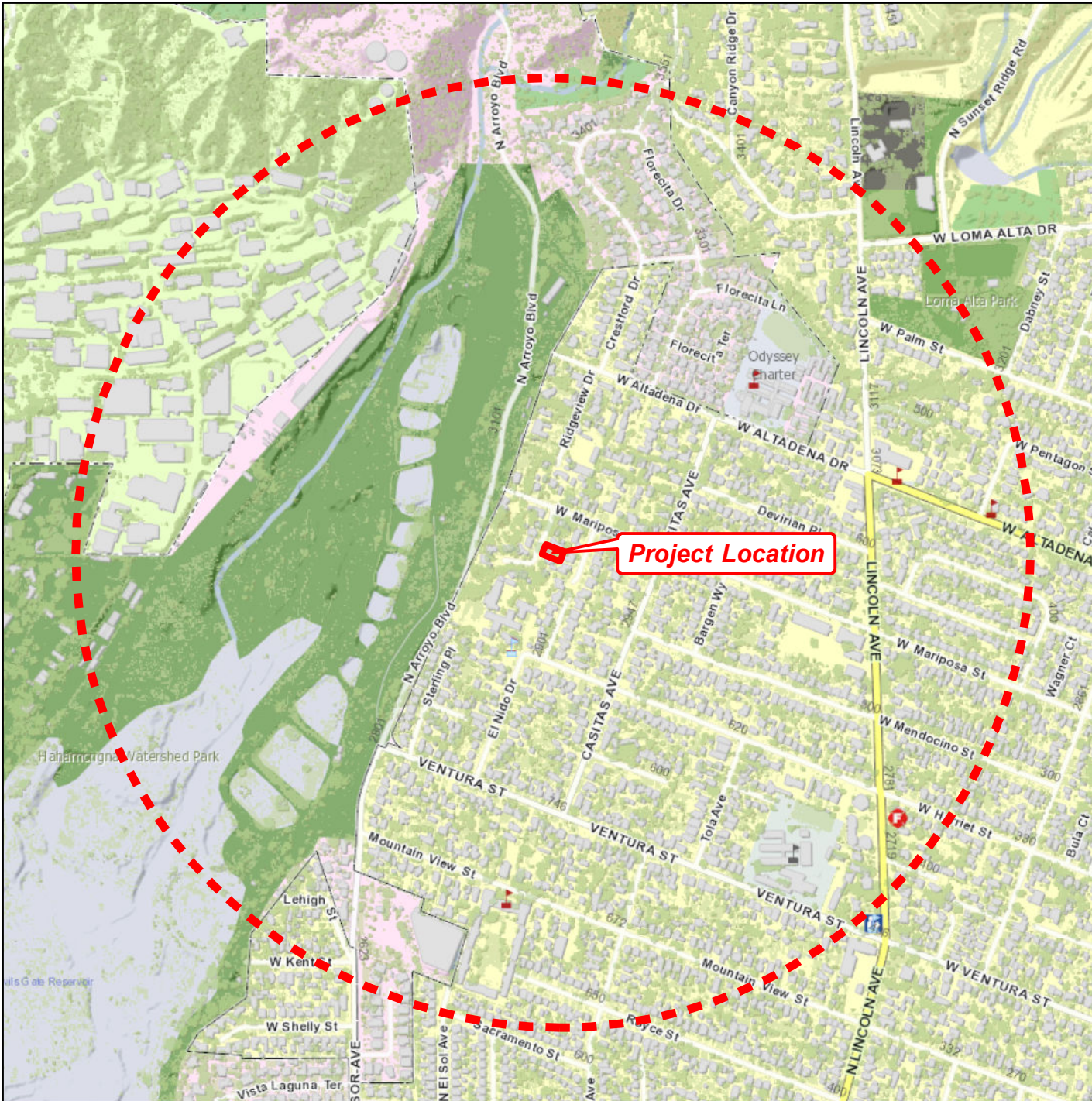
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2024-000924

OTP RPPL2024002516



LA COUNTY
PLANNING


LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

LAND USE POLICY

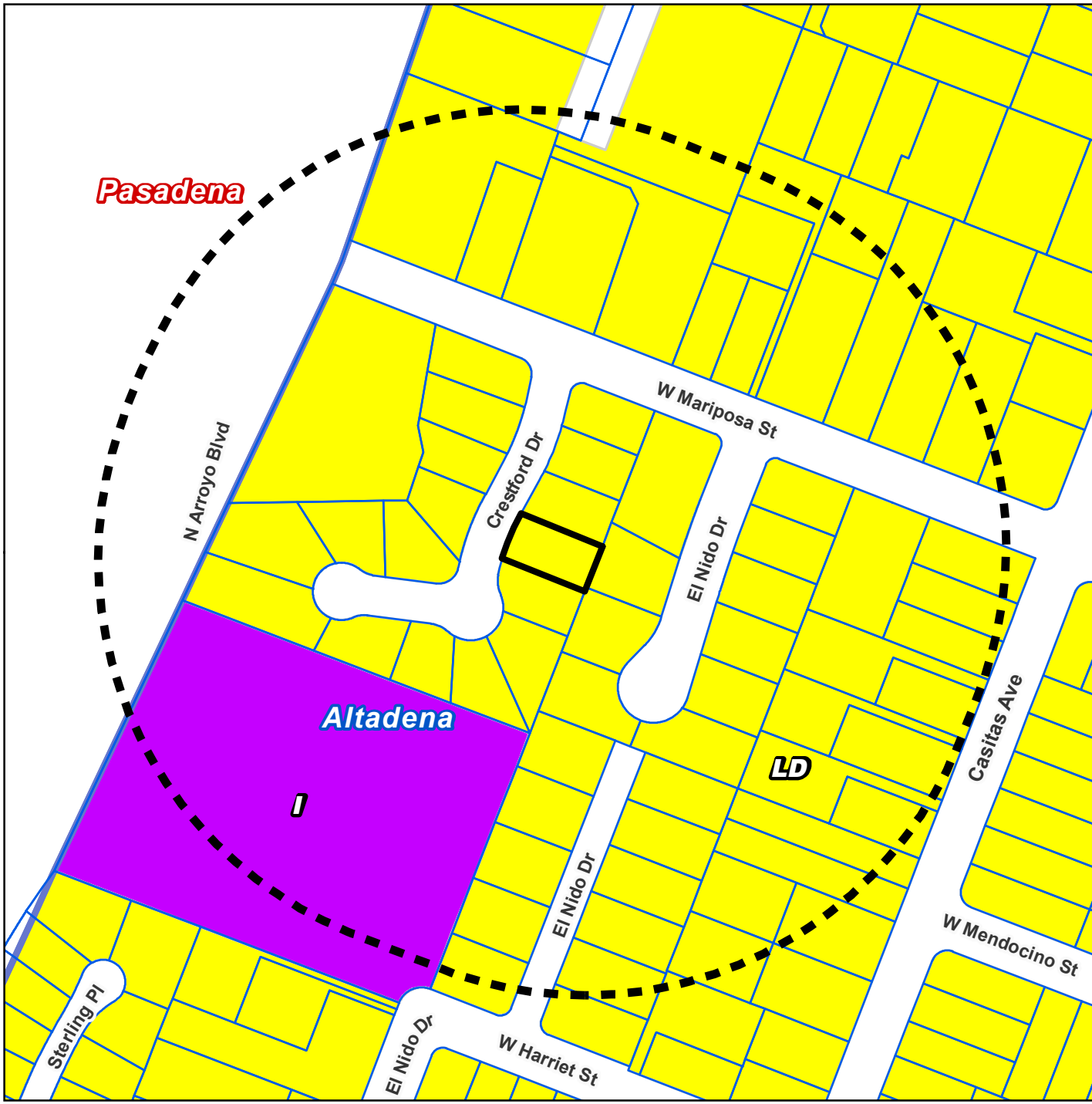
500-FOOT RADIUS MAP

PROJECT NO. PRJ2024-000924

OTP RPPL2024002516

 LD - Low Density Residential (1 to 6 du/gross ac)

 I - Institutions

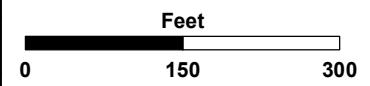


Pasadena

Altadena

LD

I



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

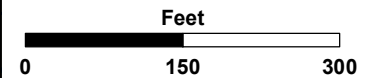
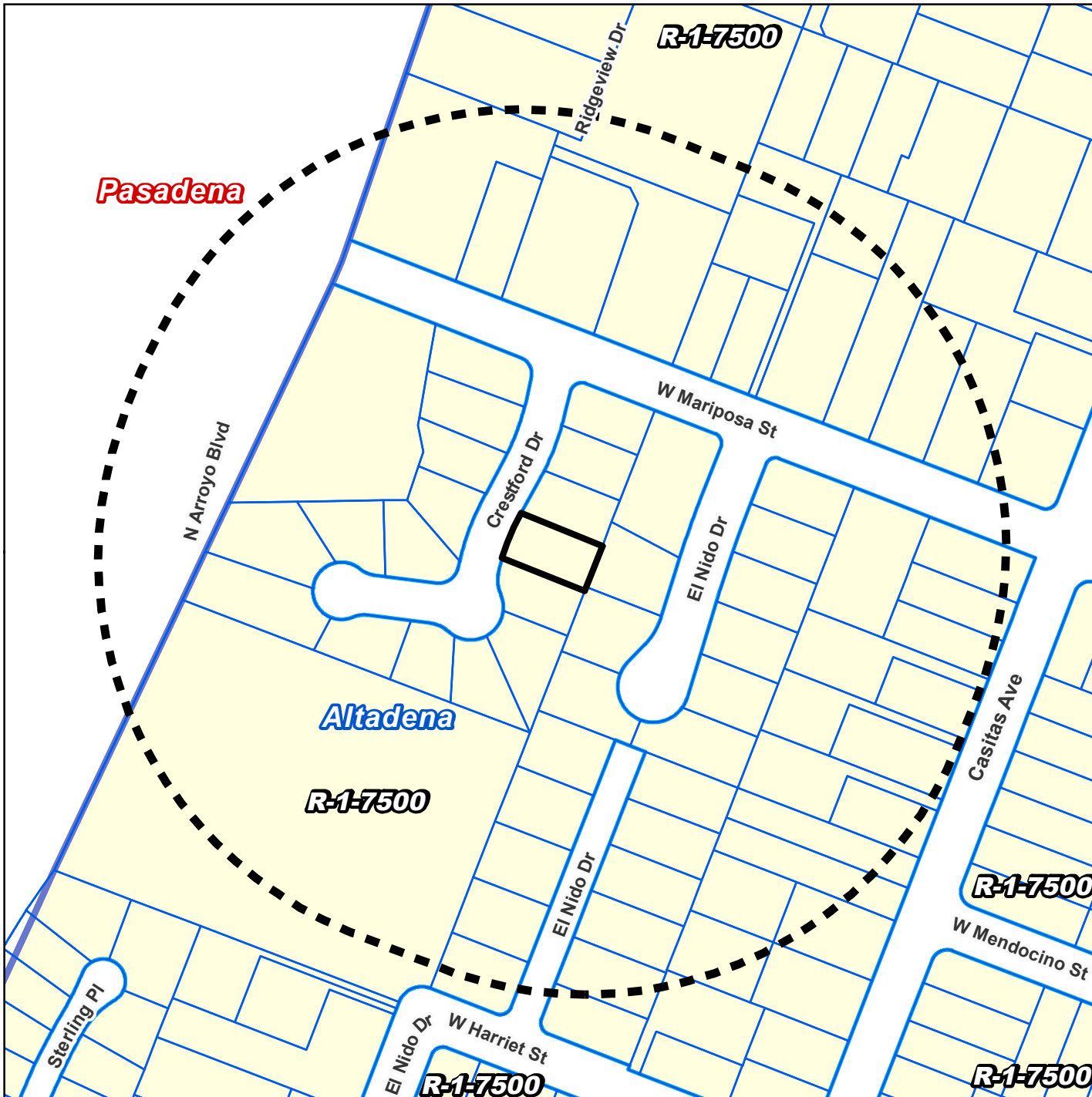
ZONING

500-FOOT RADIUS MAP

PROJECT NO. PRJ2024-000924

OTP RPPL2024002516

 R-1 - Single-Family Residence



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012













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"

ANTHONY C. MARRONE
FIRE CHIEF
FORESTER & FIRE WARDEN

BOARD OF SUPERVISORS

HILDA L. SOLIS
FIRST DISTRICT

HOLLY J. MITCHELL
SECOND DISTRICT

LINDSEY P. HORVATH
THIRD DISTRICT

JANICE HAHN
FOURTH DISTRICT

KATHRYN BARGER
FIFTH DISTRICT

July 30, 2024

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 RPPL2024002516 2980 CRESTFORD DRIVE, ALTADENA

We have reviewed the "Request for Oak Tree Permit #RPPL2024002516." The project is located at 2980 Crestford Drive in the unincorporated area of Altadena. 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 Peter C. Harnisch, the consulting arborist, dated January 3, 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 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'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 one (1) tree of the Oak genus identified as Tree Number 1 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 ten to one (10:1) for any heritage 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
PREVENTION SERVICES BUREAU

KT:jl

Enclosure

An illustration of several oak leaves and a branch. The leaves are detailed with veins and have a lobed, wavy edge. Some leaves are shaded in light gray, while others are white with black outlines. The branch is dark and textured, showing small knots and a rough surface.

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://www.fire.lacounty.gov>

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 WISLIZENII

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 KELLOGGI
CANYON LIVE OAK : QUERCUS CHRYSOLEPIS
ENGELMANN OAK : QUERCUS ENGELMANNII

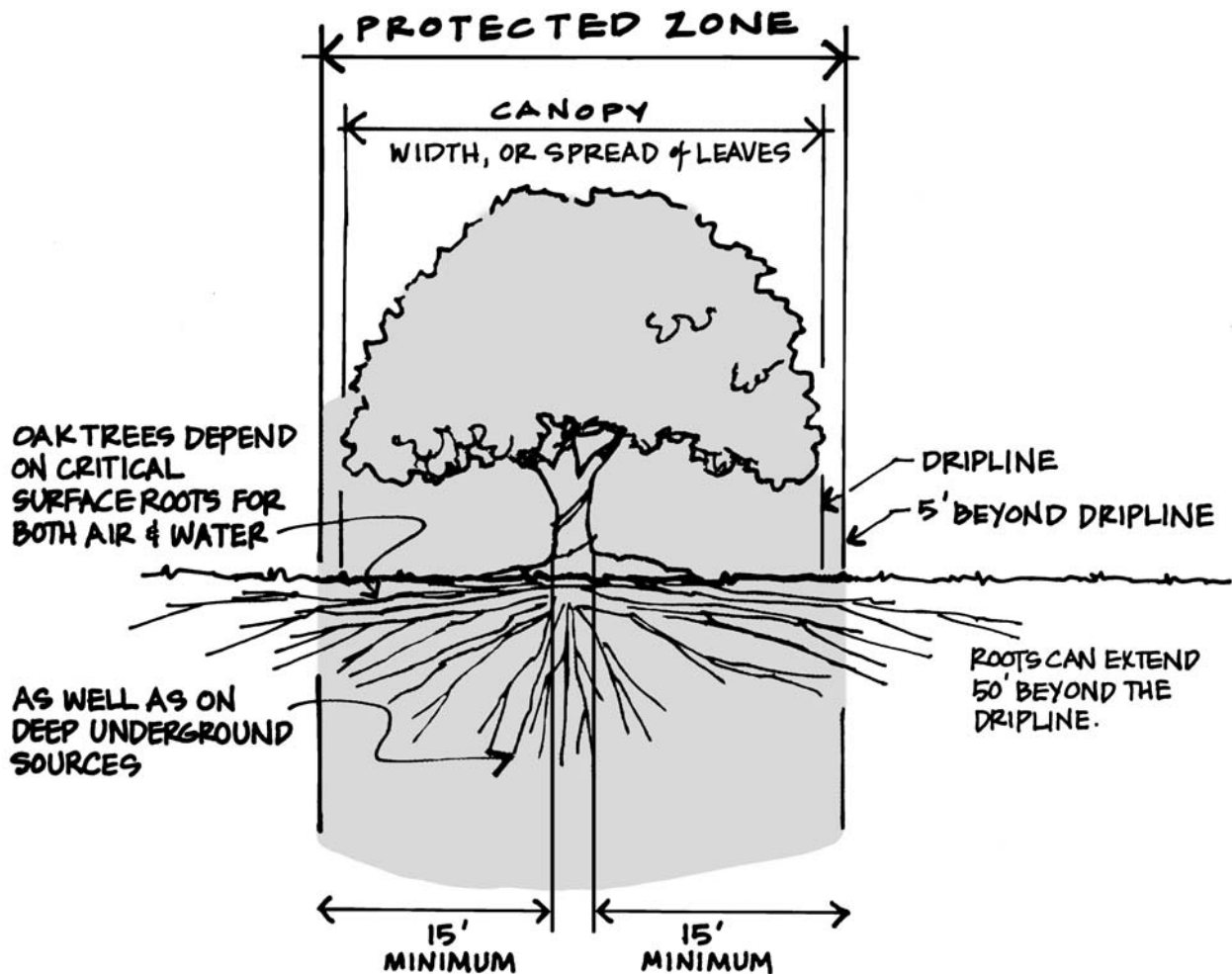
THE PROTECTED ZONE

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.

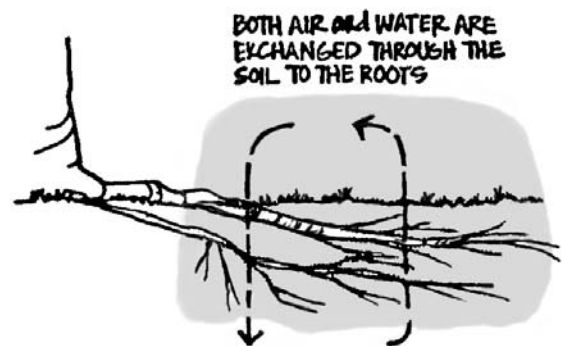
Trenching can also be accomplished using hand tools or small hand held power equipment to avoid cutting roots. Any roots exposed during this work should be covered with wet burlap and kept moist until the soil can be replaced.

Soil Compaction and Paving

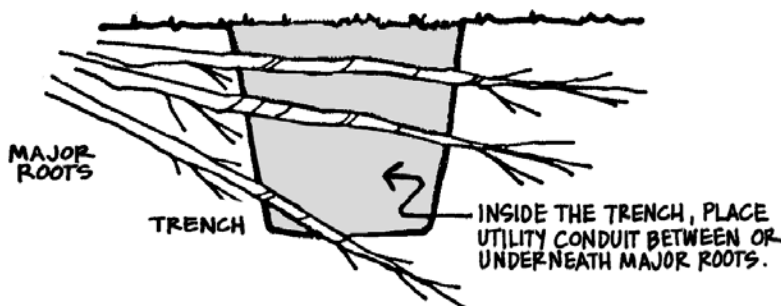
The roots depend upon an important exchange of both water and air through the soil within the protected zone. Any kind of activity that compacts the soil in this area blocks this exchange and can have serious long-term negative effects on the tree.

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



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.

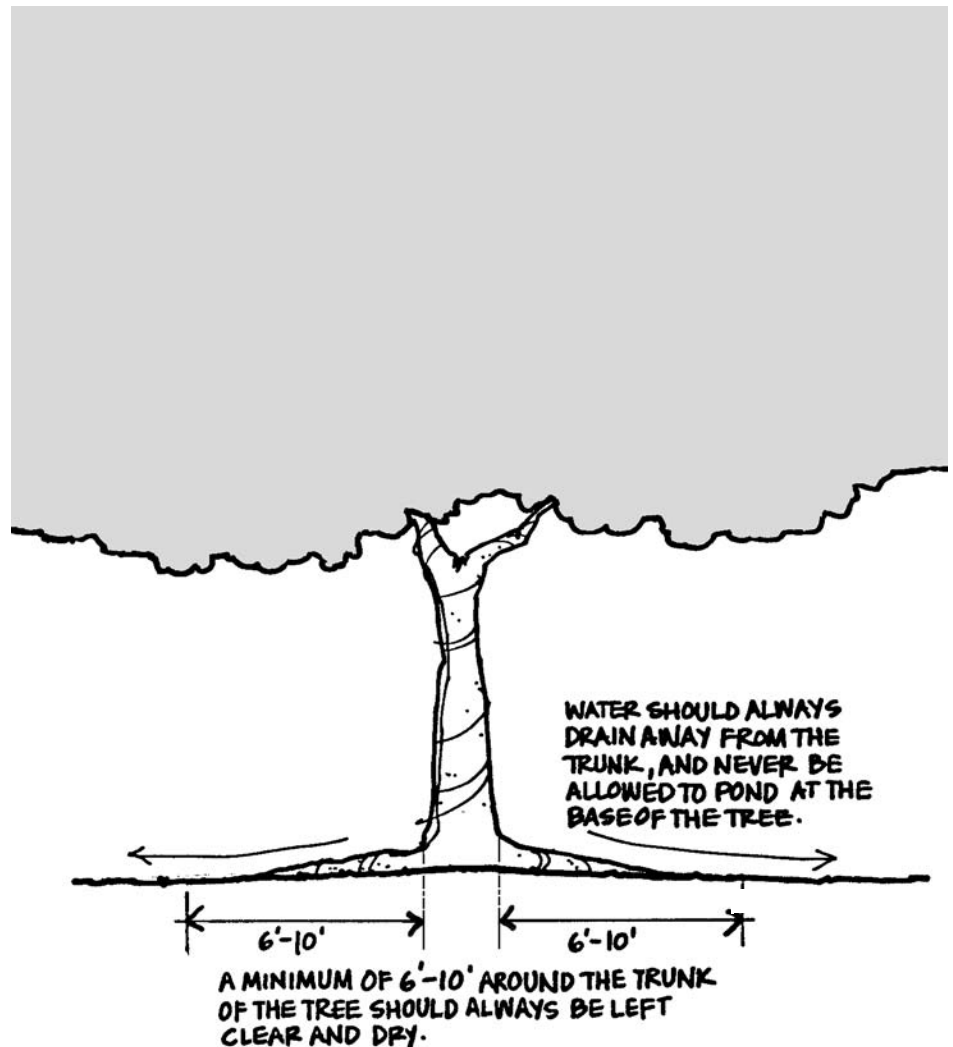
Pruning

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 spp.</i> 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://www.fire.lacounty.gov/forestry>

**University of California
Oak Woodland Conservation Workgroup**
http://ucanr.edu/sites/oak_range/

Private Organizations

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

California Native Plant Society
2707 K Street, Suite 1
Sacramento, CA 95816-5113
(916) 447-2677
www.cnps.org

California Oaks
428 13th. Street, Suite 10A
Oakland, CA 94612
(510) 763-0282
www.californiaoaks.org

Arboretums and Botanic Gardens

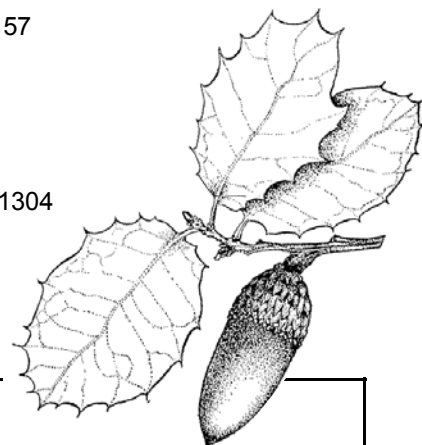
Los Angeles County Arboreta and Botanic Gardens
301 N. Baldwin Ave.
Arcadia, CA 91007-2697
(626) 821-3222
www.arboretum.org

Los Angeles County South Coast Botanic Garden
26300 Crenshaw Blvd.
Palos Verdes Peninsula, CA 90274-2515
(310) 544-1948
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
(818) 243-6488



Publications

For a list of publications both free and for purchase checkout the **University of California Oak Woodland Conservation Workgroup** at http://ucanr.edu/sites/oak_range/

Goldspotted Oak Borer: Integrated Pest Management for Land Managers and Landscape Professionals
University of California Statewide Integrated Pest Management Program. January 2013.



County of Los Angeles Fire Department Forestry Division

County of Los Angeles Board of Supervisors

Hilda L. Solis, First District
Holly J. Mitchell, Second District
Lindsey P. Horvath, Third District
Janice Hahn, Fourth District
Kathryn Barger, Fifth District

County of Los Angeles Fire Department

Anthony C. Marrone, Fire Chief

Defensible Space Unit
605 N. Angeleno Avenue
Azusa, CA 91702
(626) 969-2375

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

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

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

Grants/Interpretive Unit
12605 Osborne Street
Pacoima, CA 91331
(818) 890-5723

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

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

Technical Operations Unit
12605 Osborne Street
Pacoima, CA 91331
(818) 890-5752

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

REPORT PREPARED FOR:

**Mary Hines
2980 Crestford Dr.
Altadena, CA 91001**



REPORT PREPARED BY:

**Peter C. Harnisch
1022 Santa Ana St.,
Laguna Beach, CA 92651
peter@harnischtreecare.com
(626) 945 3176**

Table of Contents

Summary..... 3

Introduction 3

 Background and Assignment 3

 Tree Ordinance 3

 Field Inspection..... 3

 Purpose and Use of the Report..... 4

 Limits of the Assignment..... 4

Observations 5

 Site..... 5

 Proposed Construction 5

 Oak 5

Discussion 6

 Roots 6

 Soil 6

 Tree Health 7

Conclusion 7

Recommendations 7

Appendix A: Site Plan Showing Oak Tree Location..... 9

Appendix B: Photos..... 10

Appendix B: Photos..... 11

Appendix B: Photos..... 12

Appendix B: Photos..... 13

Appendix C: Assumptions and Limiting Conditions 14

Appendix D: Certification of Performance 15

Appendix E: List of Credentials 16

Glossary 17

Summary

Mary Hines hired me to provide an oak tree report for her residence in Altadena where construction projects took place. Additions were made to the home and a covered patio was built. The patio is about 100 square feet, was built last year, and is attached to the rear of the house. The additions were to the rear of the house and were done in previous years adding 283 square feet of living space. Since construction activity occurred within the **tree protection zone**¹ (TPZ) of an oak tree, a report is necessary to satisfy requirements of the County of Los Angeles Oak Tree Ordinance.

Construction activity that would have impacted the oak include excavation for **footings** and a concrete slab. Excavation occurred within 13 feet of the oak's trunk at its closest point. Soil disturbance and root damage could have resulted.

I determined that since **hardscapes** existed in the location prior to the construction of the patio, the additions utilized a **raised foundation** and were done long ago, the impact on the oak would have been minor. I determined that the oak was in satisfactory condition now that work has been completed. I recommended treatments to improve its health to insure its continued survival.

Introduction

Background and Assignment

Mary Hines contacted me regarding an oak tree at her home in Altadena. She built additions to the house and a covered patio. The County asked her to provide an oak tree report since work was done within the protected zone of a large oak in her back yard.

Tree Ordinance

The County of Los Angeles Oak Tree Ordinance protects any oak tree that is eight inches in diameter or greater measured 54 inches above grade. It defines the "protected zone" for these trees as the area surrounding its **trunk** that is five feet beyond the edge of its **dripline** or 15 feet away; whichever is greater. It requires an encroachment permit if construction activity is to occur there, and a tree report written by an oak tree expert.

Field Inspection

I visited the site on December 18, 2023 and met with Mrs. Hines. We discussed the oak tree and the completed construction projects. I determined that there was one oak tree that was encroached upon. I told her that I believed that the projects could have been completed without harming the oak. She asked me to provide a written tree report to satisfy the county's requirements.

¹ Works in bold appear in glossary

While there, I photographed, measured, and did a visual assessment of the oak from the ground and recorded my observations. I did not tag the oak, but I located it on a site plan that was given to me (see Appendix A: Site Plan Showing Oak Tree Location).

Purpose and Use of the Report

The purpose of this report is as follows;

- Provide an evaluation of the current condition of the subject oak tree.
- Identify construction activity that would have encroach upon the oak and the possible impacts it may have had on it.
- Provide recommendations for the treatment to maintain its health.
- It is intended to be used by the owner at his/her own discretion to help facilitate the permit process.

Limits of the Assignment

- Observations made in the following report are based on limited visual inspection from the ground at the time of inspection. No in-depth above or below ground inspections were performed as part of this report. Many such inspections may be necessary to be more conclusive about what was observed from the ground and are not included as part of this report.
- Property line locations were described to me by others; accuracy of property boundaries is not guaranteed. Before any recommendations are followed or actions taken regarding any trees that are subject to this report, a determination of ownership should be made. Since property lines sometimes do not follow existing terrain or man-made barriers, the location of such boundaries should be accurately determined before making any assumptions of ownership.
- The following report is by no means to be considered as a risk assessment for the subject tree; all trees represent some risk of failure. There is no guarantee that a tree will not fail unexpectedly. Trees are dynamic living organisms subject to many influencing factors. All trees are potentially hazardous regardless of their apparent health, vigor, or structural integrity. It is impossible to be 100% sure that a tree is absolutely safe. The tree owner/manager must decide how much risk he/she is willing to accept. This must be weighed against the value and benefit that we receive from trees.

Observations

Site

The subject property address is 2980 Crestford Drive in Altadena. The small single-family home was built in 1950 on a 6634 square foot lot².

The Hines Residence is located within a residential development among similar homes. The neighborhood is close to the San Gabriel Mountains where there are numerous naturally occurring oak trees.

Completed Construction

Additions to the home occurred between 1967 and the mid 1090's. They added 283 square feet of living space to the rear of the home. A raised foundation was used matching the original portion of the home.

A small, covered patio was attached to the rear of the home providing a landing for egress. It is about 100 square feet and was completed in 2023. The floor of the patio was made of brick that was placed above a concrete slab. Work occurred within 13 feet of the oak's trunk at its closest point.

As it was explained to me, the following construction activity took place within the TPZ of the oak;

- Excavation and placement of footings and a slab for the brick patio.
- Construction of the above ground portions of the patio.

Excavation and placement of the footings and slab had the potential to damage roots and disturb soil within the root zone of the oak.

Oak

The subject oak tree is a coast live oak (*Quercus agrifolia*). It has grown in the back yard close to the southern property line (see Appendix B: Photo 1). It appears to be naturally occurring and may have predated the home. I observed the following dimensions;

| Diameter @ Breast Height * (DBH) | Canopy Radius within the Project Area |
|---|--|
| 57.1" | 34' |

*Tree physiology did not allow for a diameter measurement at standard height (54 inches above grade).

² www.zillow.com

The **root zone** of oak consisted of bare soil and decorative rocks close to its trunk (see Photo 2). Turf and brick could be seen further away. The footprint of the home as well as the detached garage also fall within the root zone. No significant grade changes appear to have occurred recently. No irrigation was directed towards the base of the oak.

The **trunk flare** appeared to be well developed in some areas around the base of the oak; in other areas, it did not. Expansion of trunk tissue where it normally transitions into roots at the soil line was not seen on the tree's south side (see Photo 3). It could be obscured by soil, or a **fungal pathogen** such as oak root fungus (*armillaria mellea*) may have eaten it away. Further inspections would be needed to be more certain.

The oak's branch structure begins at about three feet above grade where two large **primary limbs** emerge from the short trunk at a common point. The shared attachment between them is **co-dominant**. It appears that **response growth** has been added between the two limbs strengthening the normally weak attachment (see Photo 4). Additional co-dominant unions are present higher up in the oak's branch structure. Signs of **vigor** could be seen along the trunk and branches in the form of **longitudinal caliper** expansion cracks and **callus tissue** growth around previous pruning wounds (see Photo 5).

Foliage density within the oak's **canopy** appeared adequate. Recent pruning may have been severe, however, as **water sprouts** could be seen through the tree. Some limbs grow out horizontally and appear to be carrying excessive **load** (see Photo 6). I did not observe any abnormal amounts of deadwood within the oak's canopy.

Discussion

The impacts of construction usually cause stress to nearby trees. Obvious, direct physical damage to trees can sometimes occur. Indirect and less obvious damage can also occur. The ill effects caused are sometimes not realized until years later.

Roots

Root injury is an example of direct physical damage to a protected tree. It is a common occurrence at construction sites. Especially when significant roots are affected, it can adversely affect tree health as the uptake of nutrients and water that they provide is lost. It can also cause instability. Care should be taken to prevent this from occurring. Significant roots are normally defined as those that are two inches in diameter or greater and are usually found closer to a tree's trunk. Root size normally diminishes further away.

Soil

Soil disturbance is an example of less obvious damage caused by construction activity. When it occurs within the root zone of an oak, it can have health consequences. When

soil is compacted, delicate **feeder roots** can be damaged and **capillary space** diminished. **Gaseous exchanges** necessary for root function can be inhibited. Damage caused in this way can be lessened, however, if protective measures are implemented.

Tree Health

When tree health is maintained and/or improved before and during construction, a tree will often be better able to handle the adversities of construction. Preexisting conditions can make a tree more vulnerable during the stressful construction process.

Conclusion

The construction project had the potential to damage roots and disturb soil within the root zone of the subject oak tree. **Lateral roots** of the oak could have been impacted during the construction of the patio; especially where work occurred closest to its trunk. Since hardscapes existed there beforehand, the impacts of the new slab would be less than if that were not the case.

Although it is possible that roots were impacted by the home addition projects, approximately 30 years have elapsed since the most recent one. If damage was done, the oak has certainly overcome them by now. Also, less disturbance usually occurs when a raised foundation is used when compared to **slab-on-grade** construction.

It is my opinion that the completed projects did not adversely impact the oak tree. I did not observe any obvious signs of stress that would normally be seen when root loss occurs such as deadwood at branch extremities or sparsity within the leaf canopy. I believe that if recommendations are followed to maintain tree health, the oak will continue to thrive.

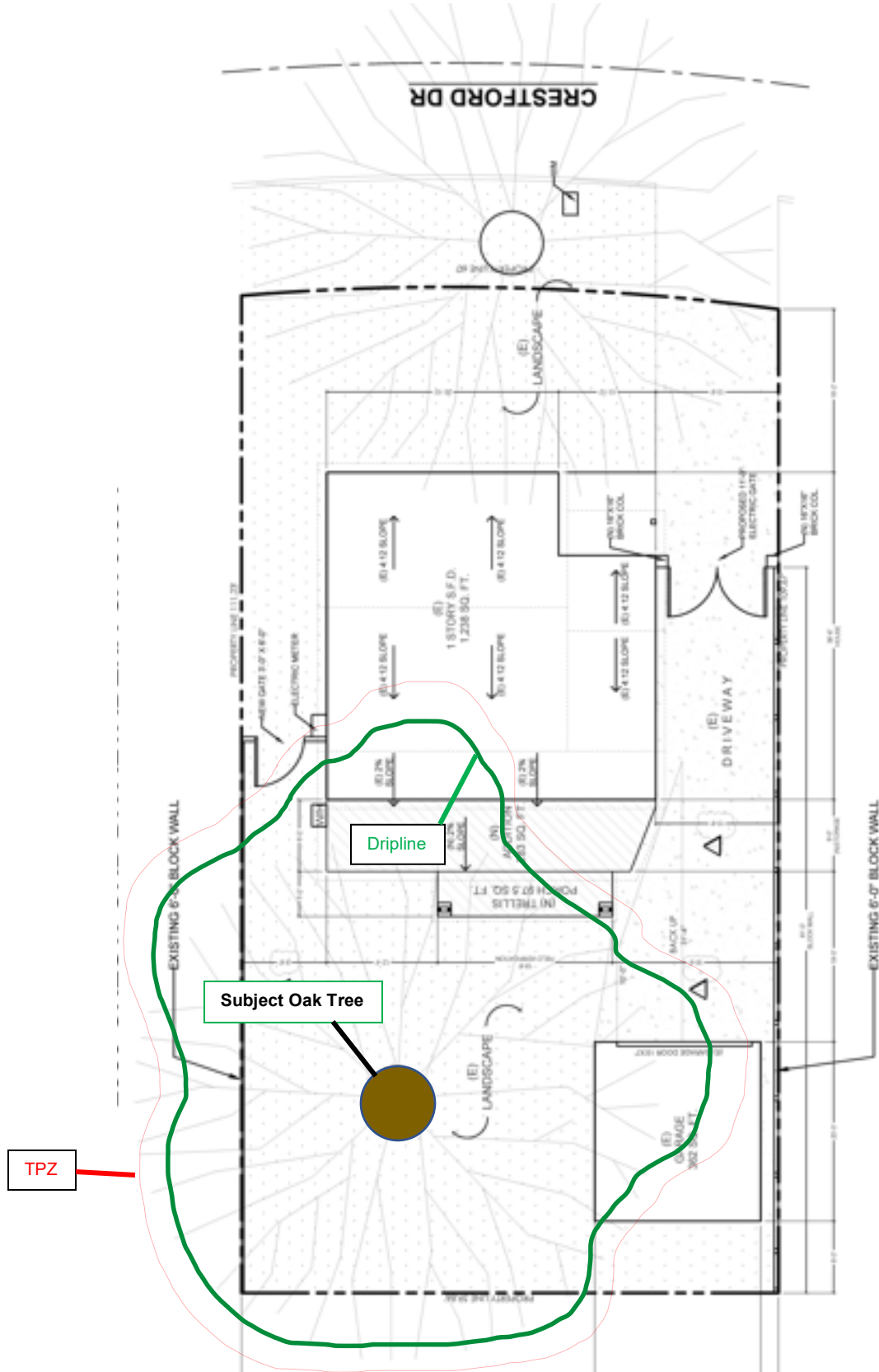
Recommendations

I recommend that a consulting arborist (CA) be hired to perform, supervise, or direct the following;

- Provide and install a three-inch layer of suitable disease and pest free **organic mulch** around the root zone where possible. No piling of mulch against tree trunks. Type of mulch used to be approved by the CA.
- Provide adequate irrigation during dry months if necessary. Location, type of irrigation, and watering schedule to be approved by the CA. Trees which have roots cut may require additional watering.
- Perform a climbing inspection of the oak and provide further recommendations.

- Provide end weight reduction on over-extended horizontal limbs during the Summer of 2024. Pruning should be kept to a minimum to achieve desired goals. All pruning work to conform to **ANSI A300** pruning standards.
- Perform a root crown excavation and inspection. Provide further recommendations based on findings.
- Monitor oak yearly and provide further written recommendations based on findings.

Appendix A: Site Plan Showing Oak Tree Location



Appendix B: Photos



Photo 1. The subject oak tree has grown in the back yard of the Hines Residence.



Photo 2. Bare soil and decorative rock are close to the oak's trunk.

Appendix B: Photos

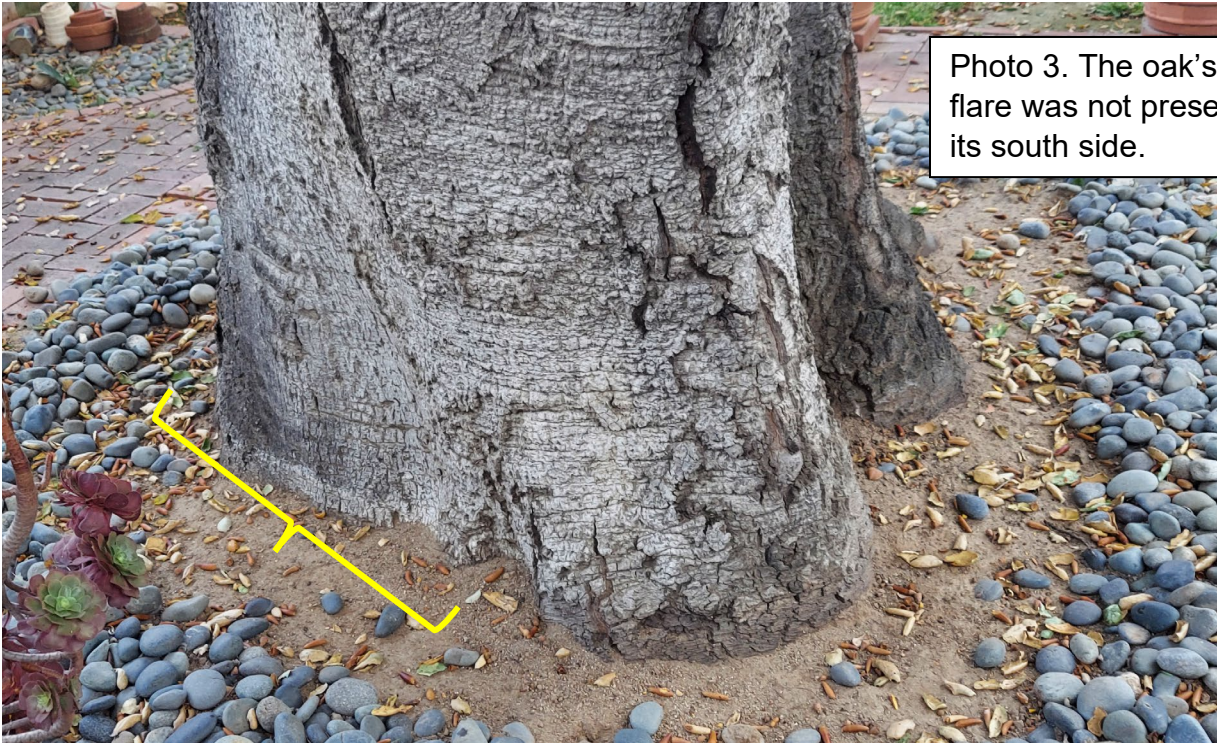


Photo 3. The oak's trunk flare was not present on its south side.



Photo 4. Response wood has formed to strengthen the attachment between the large co-dominant union formed by the tree's two primary limbs.

Appendix B: Photos



Photo 5. Evidence of vigor was seen where callus tissue has grown and where longitudinal caliper expansion cracks have formed.

Appendix B: Photos



Photo 6. Sucker growth has developed due to previous pruning. Some limbs grow out horizontally and appear to be carrying excessive load.

Appendix C: Assumptions and Limiting Conditions

1. Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
2. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.
3. The consultant/appraiser shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
4. Loss or alteration of any part of this report invalidates the entire report.
5. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or oral consent of the consultant /appraiser.
6. Neither all nor any part of the contents of this report, nor copy thereof shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales, or other media, without the prior expressed written or oral consent of the consultant/appraiser particularly as to value considerations, identity or the consultant /appraiser, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant/appraiser as stated in his qualifications.
7. This report and values expressed herein represent the opinion of the consultant/appraiser, and the consultant's/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
8. Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
9. Unless expressed otherwise: (1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and (2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing or coring. There is no warranty or guarantee, expressed or implied, that problems and deficiencies of the plants or property in question may not arise in the future.

Appendix D: Certification of Performance

I, Peter Harnisch, certify that:

- I have personally inspected the trees and the property referred to in this report and have stated my findings accurately.
- I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
- The analysis, opinions, and conclusions stated herein are my own and are based on current scientific procedures and facts.
- My analysis, opinions and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices.
- No one provided significant professional assistance to me, except as indicated within the report.
- My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party or upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

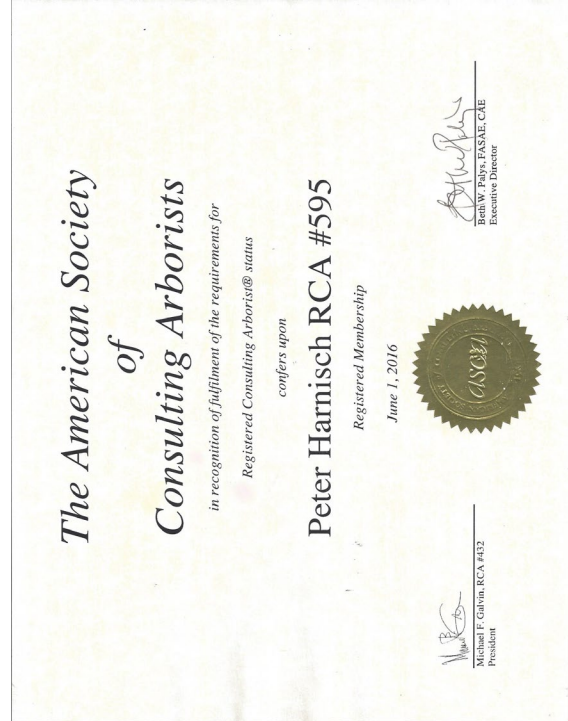
I further certify that I am a member in good standing of the American Society of Consulting Arborists and the International Society of Arboriculture. I have been involved in the field of arboriculture and care and study of trees for over 43 years.

Signed:



Date: 1/3/24

Appendix E: List of Credentials



Glossary

ANSI A300- In the United States, industry-developed, national consensus standards of practice for tree care.

Caliper- The diameter measurement of a tree trunk or branch.

Callus tissue- Undifferentiated tissue formed by the cambium, usually as the result of wounding.

Canopy- The part of the crown of a tree composed of leaves and twigs.

Capillary space- Pores within soil where water and other materials can move freely.

Co-dominant- Equal in size and relative importance, usually associated with the trunk/stems of scaffold limbs/branches in the crown.

Drip line- A line associated with the edge of a tree's leaf canopy.

Feeder roots- Small, thin roots that absorb water and nutrients from the soil.

Foliage density- A measure of the amount or concentration of leaves of a plant collectively.

Footings- structural elements used in construction that are typically made from poured concrete and reinforced with rebar. Concrete footings are used to support the foundation and to stop it from settling into underlying soil.

Fungal pathogen- Fungi that cause disease in humans or other organisms.

Gaseous Exchange- The movement of gas from an area of high concentration.

Hardscapes- Portions of the landscape which is made up of hard material such as concrete, block, or tile.

Lateral roots- Tree roots that extend horizontally from the primary root (radicle) and serve to anchor the plant securely into the soil.

Load- The amount of weight carried.

Longitudinal- extending in the direction of the length of an object; running lengthwise.

Organic Mulch- A type of *mulching* that uses *organic* materials to create a layer of protection for plants or trees.

Primary limbs- Limbs originating from the main trunk of a tree.

Raised Foundation- A structural system where a building's floor is raised above the ground.

Response growth- growth which develops in reaction to an external stimulus.

Root zone- Area within the soil profile where roots exist; typically the root zone of trees extends beyond the drip line.

Slab-on-grade Foundation- A single layer of concrete several inches thick which is poured thicker at the edges forming an integral footing.

Tree Protection Zone (TPZ)- An area defined by an arborist or jurisdiction where access and/or certain activities are restricted to protect trees from damage especially during construction.

Trunk- Main or central stem of a tree.

Trunk flare- Area at the base of a tree where trunk diameter is expanded as the trunk transitions into roots.

Vigor- Overall health; the capacity to grow and resist physiological stress.

Water Sprouts- Vigorous upright shoots from adventitious or latent buds on the trunk or main branch of a tree.

From: [Sean Donnelly](#)
To: [Jolee Hui](#)
Subject: Fw: LA Planning Comment re: Project No. PRJ2024-000924-(5), oak tree encroachment at 2980 Crestford Dr.
Date: Friday, February 21, 2025 5:33:04 PM

SEAN DONNELLY, AICP (he/him/his)

SENIOR PLANNER, Disaster Recovery Team

Office: (213) 974-6411 • Direct: (213) 893-7024

Email: sdonnelly@planning.lacounty.gov

From: Robert Staehle <gaboon@sbcglobal.net>

Sent: Friday, February 21, 2025 12:00 PM

To: Sean Donnelly <SDonnelly@planning.lacounty.gov>

Subject: LA Planning Comment re: Project No. PRJ2024-000924-(5), oak tree encroachment at 2980 Crestford Dr.

CAUTION: External Email. Proceed Responsibly.

Dear Hearing Officer and Planner Sean Donnelly,

Please allow me to voice my objection to the requested authorization for oak tree encroachment described in the subject Project Notice of Public Hearing, to be held March 18. I am unable to attend in person or by Zoom, so I am submitting this comment via email.

Now more than ever, Altadena and LA County more broadly need all the tree canopy we can get, following the Eaton Canyon, Pallisades, and other fires. By definition, Heritage Oaks are rare, and their numbers are getting fewer and fewer. They are a significant contributor to environmental quality, as result of their natural carbon dioxide absorption, oxygen production, processing and absorption of rainwater, shade and resulting reduction of urban heat island effects, aesthetic and other benefits. Such trees take literally centuries to grow, and therefore centuries to replace; longer than any of us will be around. Any encroachment of ground disturbance into the area under their canopy risks killing such trees or reducing their lifetime and resultant environmental benefits, including thermal, oxygen, CO2 absorption and hydrological buffering they provide. Such risk is magnified for an oak on such a small lot as the subject property.

In light of the recent Eaton Canyon Fire, the recent West San Gabriel Valley Plan and its goals and objectives, and potential inconsistencies with the Los Angeles County General Plan, the Altadena Community Plan, and all relevant Code, statutes and regulations, I respectfully urge that you deny the subject request.

Thank you,
Robert Staehle
Jaxine Drive

Altadena

Sent from my iPad