

## REPORT TO THE HEARING OFFICER

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DATE ISSUED: December 4, 2025  
HEARING DATE: December 16, 2025      AGENDA ITEM: 6  
PROJECT NUMBER: PRJ2024-003906-(1)  
PERMIT NUMBER(S): Oak Tree Permit RPPL2025000525  
SUPERVISORIAL DISTRICT: 1  
PROJECT LOCATION: 14614 Palm Avenue Hacienda Heights, CA 91745  
OWNER: Andy Kaoh  
APPLICANT: Gilbert Canlobo  
CASE PLANNER: David Finck, Regional Planner  
dfinck@planning.lacounty.gov

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### **RECOMMENDATION**

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

LA County Planning staff (“Staff”) recommends **APPROVAL** of Project Number PRJ2024-003906-(1), Oak Tree Permit “(OTP)” Number RPPL2025000525, 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 RPPL2025000525 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.**

**PROJECT DESCRIPTION**

**A. Entitlement(s) Requested**

- OTP to authorize the retroactive and proposed further encroachment into the protected zone of one heritage oak tree, associated with existing patio footing trenches for a previously standing structure and a proposed 1,200 square foot patio cover at an existing Single-Family Residence (“SFR”) in the R-A-10,000 (Residential Agricultural – 10,000 Square Feet Minimum Required Lot Area) Zone pursuant to County Code Section 22.174.030 (Oak Tree Permit Applicability). The proposed detached covered patio will be reviewed separately through a Ministerial Site Plan Review (RPPL2024005736), which will be processed after the approval of the subject OTP.

**B. Project**

The Project is an OTP for the retroactive and proposed encroachment into the protected zone of one heritage oak tree identified as Oak Tree Number 9 in the associated Oak Tree Plan. The encroachment occurred when patio footing trenching activities were conducted as part of the construction of a former structure in the southern portion of the property, in the same location as the proposed patio cover. Oak Tree Number 9 is a Heritage Tree, as defined by County Code, whose roots have been damaged by the trenching activities. The construction of the patio footing trenches was completed before the applicant’s initial application for the requested patio cover. Further encroachment will occur as the construction of the cover is finished. The proposed patio cover will be reviewed separately through a Ministerial Site Plan Review (“SPR”) No. RPPL2024005736), pending approval of the subject OTP.

**SUBJECT PROPERTY AND SURROUNDINGS**

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

LOCATION	EAST SAN GABRIEL VALLEY AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	H5 (Residential 5 – 0 to 5 dwelling units per net acre)	R-A-10,000 (Residential Agricultural – 10,000 Square Feet Minimum Required Lot Area)	SFR
NORTH	H5	R-A-7,500 (Residential Agricultural – 7,500 Square Feet)	SFRs

		Minimum Required Lot Area)	
EAST	H5	R-A-10,000	SFRs and School
SOUTH	H5	R-A-10,000	SFRs
WEST	H5	R-A-10,000	SFRs

**PROPERTY HISTORY**

**A. Zoning History**

ORDINANCE NO.	ZONING	DATE OF ADOPTION
5122	A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area)	5/25/1948
5902 PART C	A-1-10,000	1/29/1952
6629	R-A-10,000	2/8/1955
201000004z	R-A-10,000	5/24/2011

**B. Previous Cases**

CASE NO.	REQUEST	DATE OF ACTION
SPR RPPL2024005736	Detached Patio Cover	Pending. To be processed upon approval of OTP.

**C. Violations**

There are no active or inactive violations recorded on the property.

**ANALYSIS**

**A. Land Use Compatibility**

The Project Site is located in a low-density residential area, comprised mostly of SFRs on large lots. While the Project is for the retroactive and proposed encroachment into the protected zone of one heritage oak tree at the site, the existing SFR and the proposed covered patio are compatible with the surrounding land uses in the area.

**B. Neighborhood Impact (Need/Convenience Assessment)**

The Project Site is located in a low-density residential area, comprised mostly of SFRs on large lots. There are 10 oak trees at or near the immediate vicinity of the site. The development at the site resulted in an encroachment into the protected zone of one of the oak trees, identified as Oak Tree Number 9 in the associated Oak Tree Plan. The encroachment occurred when trenching activities were conducted as part of the

construction of a covered patio in the southern portion of the property. Oak Tree Number 9 is a Heritage Tree, as defined by County Code. The construction of the patio cover has been temporarily stopped pending the approval of this OTP. Further encroachment will occur as the construction of the patio cover is finished. However, as per the Oak Tree Report prepared by Cris Falco, consulting arborist, dated July 7, 2025, these encroachments can be successfully regulated and monitored so that the health and viability of the subject oak tree and all other oak trees at the Project Site are maintained. The County Forester reviewed this Oak Tree Report and found it to be accurate and complete. Thus, with the imposition of adequate conditions, including, among others, requiring the use of hand tools and the supervision of a licensed arborist for any work within the subject oak tree's protected zone and the installation of protective fencing around the protected zones of all the remaining oak trees at the Project Site, it is not expected that the proposed Project will have any adverse impacts on the surrounding neighborhood.

### **C. Design Compatibility**

While the Project is for the retroactive and proposed encroachment into the protected zone of one heritage oak tree, the existing SFR at the site is similar in size and scale and is compatible with the development patterns of the area and the architectural designs of the surrounding residences. The proposed additional development of a detached covered patio at the site is being reviewed separately through a ministerial SPR, which will be processed after the approval of the subject OTP. This review will determine compliance of the proposed covered patio with the requirements and development standards of the R-A Zone and other County Code Title 22 (Planning and Zoning) requirements. This Oak Tree Permit complies with all applicable design standards of the R-A zone and can be approved as proposed.

### **GENERAL PLAN/COMMUNITY PLAN CONSISTENCY**

The Project is consistent with applicable goals and policies of the General Plan and East San Gabriel Valley Area 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 (Oak Tree Permit 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 Alteration of Land) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Project is for the retroactive and proposed further encroachment into the protected zone of one heritage oak, at an existing SFR, associated with the development of a detached covered patio. The one encroached oak tree is identified as Oak Tree Number 9 in the associated Oak Tree Plan. The past encroachment occurred when trenching activities were conducted as part of the construction of a formerly standing structure in the southern portion of the property. The proposed covered patio is proposed in the same location of the existing trenching. Oak Tree Number 9 is a Heritage Tree, as defined by County Code, whose roots have been damaged by the grading activities. The construction of the detached covered patio has been temporarily stopped pending the approval of this OTP. Further encroachment will occur as the construction of the covered patio is finished.

The Project Site is located within a severely degraded Oak Woodland, as determined in the Oak Tree Report. No oak tree removal is proposed as part of the Project. Protective measures are proposed and planned construction activities would result in no additional impact to the woodland. Conditions of approval for the OTP would require replacement of the subject oak tree at a 10:1 ratio, in the event that it dies as a result of the encroachment. Such replacement would also result in no adverse significant impact to the woodland. The protective measures that will be undertaken as part of the Project will remedy any existing damage to the subject oak tree and will protect all existing oak trees from any further adverse effects due to the proposed construction at the site. Thus, no significant adverse effects on the Oak Woodland at the Project Site is expected from this Project.

The Project Site is not located in an environmentally sensitive area, a hazardous waste area, nor a designated historical district. There are also no significant cumulative impacts nor unusual circumstances associated with the Project. Thus, there are no exceptions to the identified exemptions, and the exemptions still apply to the Project. 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 August 22, 2025, indicates 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.

### **B. Other Agency Comments and Recommendations**

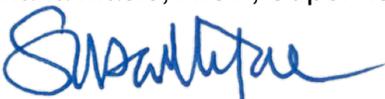
Staff has not received any comments from non-County agencies at the time of report preparation.

**C. Public Comments**

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

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

Report Approved By:   
Susan Tae, AICP, Assistant Administrator

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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 (Required for projects involving Oak Tree Permits)



**PROJECT NUMBER** PRJ2024-003906-(1)  
**HEARING DATE** December 16, 2025  
**REQUESTED ENTITLEMENT(S)**  
 Oak Tree Permit No. RPPL2025000525

## PROJECT SUMMARY

**OWNER / APPLICANT**

Andy Kaoh / Gilbert Canlobo

**MAP/EXHIBIT DATE**

December 4, 2025

**PROJECT OVERVIEW**

A request for an Oak Tree Permit (“OTP”) to authorize the retroactive and proposed further encroachment into the protected zone of one heritage oak, associated with a proposed detached covered patio at an existing Single-Family Residence. The proposed detached covered patio will be reviewed separately through a Ministerial Site Plan Review (RPPL2024005736), which will be processed after the approval of the subject OTP.

**LOCATION**

14614 Palm Avenue Hacienda Heights, CA 91745

**ACCESS**

Palm Avenue

**ASSESSORS PARCEL NUMBER(S)**

8220012022

**SITE AREA**

.5449 Acre

**GENERAL PLAN / LOCAL PLAN**

East San Gabriel Valley Area Plan

**ZONED DISTRICT**

Hacienda Heights

**PLANNING AREA**

East San Gabriel Valley

**LAND USE DESIGNATION**

H5 (Residential 5 – 0 to 5 dwelling units per net acre)

**ZONE**

R-A-10,000 (Residential Agricultural – 10,000 Square Feet Minimum Required Lot Area)

**PROPOSED UNITS**

0

**MAX DENSITY/UNITS**

0

**COMMUNITY STANDARDS DISTRICT**

N/A

**ENVIRONMENTAL DETERMINATION (CEQA)**

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

**KEY ISSUES**

- Consistency with the Los Angeles County General Plan and East San Gabriel Valley Area Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
  - Section 22.174.060 (Oak Tree Permit Findings Requirements)
  - Section 22.18.030 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5)
  - Section 22.18.040 (Development Standards for Residential Zones)

**CASE PLANNER:**

David Finck

**PHONE NUMBER:**

(213) 974 –7453

**E-MAIL ADDRESS:**

dfinck@planning.lacounty.gov

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING

DRAFT FINDINGS OF THE HEARING OFFICER  
AND ORDER

PROJECT NO. PRJ2024-003906-(1)  
OAK TREE PERMIT NO. RPPL2025000525

**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. **RPPL2025000525** on December 16, 2025.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT(S) REQUESTED.** The permittees, Andy Kaoh and Gilbert Canlobo ("permittee"), requests the OTP to authorize proposed and retroactive encroachment into the protected zone of one heritage oak tree, in conjunction with existing patio footing trenches for a previously standing structure and a proposed 1,200 square foot patio cover at an existing Single-Family Residence (“SFR”) (“Project”) on a property located at 14614 Palm Avenue, in the unincorporated community of Hacienda Heights ("Project Site") in the R-A-10,000 (Residential Agricultural – 10,000 Square Feet Minimum Required Lot Area).
4. **LAND USE DESIGNATION.** The Project Site is located within the H5 (Residential 5 – 0 to 5 dwelling units per acre) land use category of the East San Gabriel Valley Area Plan Land Use Policy Map.
5. **ZONING.** The Project Site is located in the East San Gabriel Valley Planning Area, as well as the Hacienda Heights Zoned District, and is currently zoned R-A-10,000. Pursuant to County Code Section 22.174.030 (Oak Tree Permits Applicability), an OTP is required for the encroachment into the protected zone of one heritage oak tree at the Project Site.

**6. SURROUNDING LAND USES AND ZONING**

LOCATION	EAST SAN GABRIEL VALLEY AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	H5	R-A-7,500 (Residential Agricultural – 7,500 Square Feet Minimum Required Lot Area)	SFRs

EAST	H5	R-A-10,000 (Residential Agricultural – 10,000 Square Feet Minimum Required Lot Area)	SFRs and School
SOUTH	H5	R-A-10,000	SFRs
WEST	H5	R-A-10,000	SFRs

**7. PROJECT AND SITE PLAN DESCRIPTION.**

**A. Existing Site Conditions**

The Project Site is 0.5449 acre in size and consists of one legal lot. The Project Site is rectangular in shape with gentle-sloping topography and is developed with an SFR. The topography is flat near the area of work and encroachment. There are 10 oak trees at or near the immediate vicinity of the Project Site. Past development activities at the Project Site have resulted in an encroachment into the protected zone of one of the oak trees, identified as Oak Tree Number 9 in the associated Oak Tree Plan. The encroachment occurred when patio footing trenching activities were conducted as part of the construction of a former structure in the southern portion of the property, in the same location as the proposed patio cover. Oak Tree Number 9 is a Heritage Tree, as defined by County Code, whose roots have been damaged by the grading activities. All development work has stopped at the Project Site pending the approval of this OTP.

**B. Site Access**

The Project Site is accessible via Palm Avenue, a 62-foot-wide public street, to the north. Primary access to the Project Site will be via an ingress/egress driveway on Palm Avenue.

**C. Site Plan**

The Site Plan (Oak Tree Map) depicts the Project Site with an existing one-story SFR in the north portion of the property. A proposed detached 1,200 square foot covered patio is indicated to the north or rear of the existing SFR. A total of ten oak trees are identified onsite. The protected zone of one of these oak trees (Oak Trees Number 9) has been and will be further encroached upon by the proposed detached covered patio.

**8. CEQA DETERMINATION.**

Prior to the Hearing Officer's public hearing on the Project, LA County Planning staff determined that the Project qualified for a 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 the retroactive and proposed encroachment into the protected zone of one oak tree associated with a proposed 1,200 square foot patio cover at an existing SFR. The one oak tree is identified as Oak Tree Number 9 in the associated Oak Tree Plan. The past encroachment occurred when patio footing trenching activities were conducted as part of the construction of a patio cover in the southern portion of the property. Oak Tree Number 9 is a Heritage Tree, as defined by County Code, whose roots have been damaged by the trenching activities. The construction of the patio cover has been temporarily stopped pending the approval of this OTP. Further encroachment will occur as the construction of the patio cover is finished. The Project Site is located within a severely degraded Oak Woodland. No removal of an oak tree is proposed as part of the Project. Protective measures are proposed to avoid any additional impacts to the subject tree(s) and would result in no adverse impact to the woodland. Conditions of the OTP would require replacement of the subject tree at a 10:1 ratio in the event that it dies from the encroachment. Such replacement would also result in no adverse significant impact to the woodland. The protective measures that will be undertaken as part of the Project will remedy any existing damage to the subject oak tree and will protect all the existing oak trees from any further adverse effects due to the proposed construction at the site. Thus, no significant adverse effects on the Oak Woodland at the Project Site is expected from this Project.

No exceptions to the categorical exemption apply to the Project per Section 15300.2 of the California Code of Regulations. The Project Site is not located within or in close proximity to a historical resource, a hazardous waste site, or a scenic highway. No significant effect due to “unusual circumstances” and no cumulative impacts are anticipated. Therefore, LA County Planning Staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA.

#### **9. PUBLIC COMMENTS.**

No correspondence was received from the public regarding the Project.

#### **10. AGENCY RECOMMENDATIONS.**

The County Fire Department, Forestry Division, in a letter dated August 22, 2025, indicates 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.

#### **11. LEGAL NOTIFICATION.**

Pursuant to Section 22.222.120 (Public Hearing Procedure) of the County Code, the community was properly notified of the public hearing by newspaper (San Gabriel Valley Tribune). Additionally, case materials were available on LA County Planning's website.

## **GENERAL PLAN CONSISTENCY FINDINGS**

### **12. LAND USE POLICY.**

The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan because the H5 land use designation is intended for single-family residential development at a maximum density of zero to five dwelling units per net acre. While the Project is for the retroactive and proposed encroachment into the protected zone of one heritage oak tree, at the Project Site, the existing SFR, and the proposed detached covered patio, at the 0.55-acre lot, is consistent with this designation, as it preserves the single-family residential use on the Project Site.

### **13. GOALS AND POLICIES.**

The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan.

The following policies of the General Plan are applicable to the proposed Project:

- Policy LU 6.2: Encourage land uses and developments that are compatible with the natural environment and landscape.

The retroactive and proposed encroachment of a proposed patio cover into the protected zone of one heritage oak tree encourages a land use that is compatible with the oak forest environment by implementing conditions of approval that would require the maintenance and monitoring of the health of the encroached heritage tree.

- Policy LU 9.2: Encourage patterns of development that promote physical activity.

The retroactive and proposed encroachment of a proposed patio cover into the protected zone of one heritage oak tree encourages a pattern of development to increase shaded areas on private properties that would allow for additional outdoor activities for property owners.

- Policy LU 11.7: Encourage the use of design techniques to conserve natural resource areas.

The retroactive and proposed encroachment of a proposed patio cover into the protected zone of one heritage oak tree would minimize the impact on the encroached oak tree by limiting the height of the proposed patio cover to allow for minimal pruning of the heritage oak tree. By being located a significant distance from the encroached oak tree, root system interference is minimized.

### **ZONING CODE CONSISTENCY FINDINGS**

14. **PERMITTED USE IN ZONE.** The Hearing Officer finds that while the Project is for the retroactive and proposed encroachment into the protected zone of one heritage oak tree, the Project is consistent with the R-A-10,000 zoning classification as an SFR and accessory structures are permitted in such zone pursuant to County Code Section 22.18.030 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5).
15. **REQUIRED YARDS.** The Hearing Officer finds that while the Project is for the retroactive and proposed encroachment into the protected zone of one heritage oak tree, the Project is consistent with the standards identified in County Code Section 22.18.040.C (Required Yards for Residential Zones). The existing SFR and the detached covered patio, will have front, rear and two side yards of approximately 56 feet, 24 feet, and 5 feet and 5 inches and 27 feet, respectively, in compliance with the required front, rear and side yards of 20 feet, 15 feet, and five feet, respectively as per the provisions of Title 22 (Planning and Zoning) of the County Code. Compliance with required yards will be confirmed through approval of a ministerial Site Plan Review (“SPR”).
16. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.18.040.D (Maximum Height for Residential Zones). The proposed detached covered patio has a maximum height of approximately 18 feet, in compliance with the maximum height of 35 feet. Compliance with maximum height requirement will be confirmed through approval of a ministerial SPR.
17. **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 proposed Project is for the retroactive and proposed encroachment into the protected zone of one heritage oak tree associated with a proposed detached covered patio at an existing SFR, the associated SFR and the proposed new development at the Project Site will provide a total of two covered parking spaces in an existing detached garage, in compliance with the required two covered parking spaces for a SFR. Compliance with required parking spaces will be confirmed through approval of a ministerial SPR.

### **OAK TREE PERMIT FINDINGS**

18. **The Hearing Officer finds that the proposed construction or proposed use will be accomplished without endangering the health of the remaining oak trees subject to [Title 22](#) regulations, if any, on the subject property.** As per the Oak Tree Report prepared by Cris Falco, Consulting Arborist, dated July 7, 2025, with the implementation of corrective and protective actions, the proposed detached covered patio at the Project Site can be developed while preserving and protecting the oak trees on the property to the greatest extent feasible. These protective actions, as well as other procedures incorporated into the Conditions of Approval of this OTP, including, but not limited to, the replacement of removed soil around the subject Oak Tree, proper

irrigation, the application of a Mycorrhizal treatment, and close monitoring of the health of the tree.

19. **The Hearing Officer finds that encroachment into the protected zone of the oak trees proposed that will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.** Most of the Project Site has a gently-sloping topography. The topography is flat near the area of work and encroachment. Potential impacts on soil erosion and potential consequences of diversion or increased flow of surface waters will be reviewed and approved by County Department of Public Works Building and Safety Division. With recommended protections, the encroachment into the protected zone of the oak tree will not result in any soil erosion at the Project Site.
20. **The Hearing Officer finds that the encroachment into the protected zone of the oak trees proposed is necessary as continued existence at present locations frustrates the planned improvement or proposed use of the subject property to such an extent that placement of such trees precludes the reasonable and efficient use of such property for a use otherwise authorized.** The retroactive and proposed encroachment into the protected zone of Oak Tree No. 9 as indicated on the Protected Tree Plan, were unavoidable in order for the permittee to make reasonable use of the privately-owned lot since the existing trenching from a previously standing structure has already caused damage to the root system of Oak Tree No. 9, and further trenching anywhere else on the property is likely to create further root system damage to Oak Tree No. 9 or the other existing protected oak trees on the property or may encroach into any required property line setback. The protective measures that will be undertaken as part of the Project will remedy any existing damage to the subject oak tree and will protect all the existing oak trees from any further adverse effects due to the proposed construction at the Project Site. The placement and design of the proposed detached covered patio have minimized the impacts to the existing oak trees at the Project Site to the greatest extent feasible, thus resulting in only one encroachment out of the ten oak trees located at or near the Project Site.
21. **The Hearing Officer finds that the encroachment into the protected zone 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.** The encroachment into the protected zone of Oak Tree No. 9 as indicated on the Oak Tree Plan, was unavoidable in order for the permittee to make reasonable use of the privately-owned lot since the trenching for the previously standing structure was already conducted, and further trenching anywhere on the property may create further root system damage, or may encroach into any required property line setback. The protective measures that will be undertaken as part of the Project will remedy any existing damage to the subject oak tree and will protect all the existing oak trees from any further adverse effects due to the proposed construction at the Project Site. The placement and design of the proposed detached covered patio have minimized the impacts to the existing oak trees at the Project Site to the greatest extent feasible, thus resulting in only one encroachment out of the ten oak trees located at or near the Project Site. Thus, the proposed encroachment is consistent with the provisions of the County Code.

**ENVIRONMENTAL FINDINGS**

22. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines sections 15301 (Class 1, Existing Facilities categorical exemption) and 15304 (Class 4, Minor Alterations to Land categorical exemption). The Project involves the retroactive and proposed encroachment into the protected zone of one oak tree associated with a detached covered patio at an existing SFR. The one oak tree is identified as Oak Tree Number 9 in the associated Oak Tree Plan. The past encroachment occurred when trenching activities were conducted as part of the construction of a previously existing covered patio in the southern portion of the property. Oak Tree Number 9 is a Heritage Tree, as defined by County Code, whose roots have been damaged by the trenching activities. The construction of the detached covered patio has been temporarily stopped pending the approval of this OTP. Further encroachment will occur as the construction of the detached covered patio is finished. The Project Site is located within a severely degraded Oak Woodland. No removal of an oak tree is proposed as part of the Project. The retroactive and proposed unpermitted encroachments into the protected zone of one of the oak trees at the site has the potential to adversely affect the tree. Protective measures are proposed to lessen the impacts to the subject tree and would result in no significant adverse impact to the woodland. Conditions of the OTP would require replacement of the protected tree in the event that it dies from the encroachment. Such replacement would also result in no adverse significant impact to the woodland. The protective measures that will be undertaken as part of the Project will remedy any existing damage to the subject oak tree and will protect all the existing oak trees from any further adverse effects due to the proposed construction at the site. Thus, no significant adverse effects on the Oak Woodland at the Project Site are expected from this Project. No exceptions to the categorical exemption apply to the Project per Section 15300.2 of the California Code of Regulations. The Project Site is not located within or in close proximity to a historical resource, a hazardous waste site, or a scenic highway. No significant effect due to “unusual circumstances” and no cumulative impacts are anticipated. Thus, there are no exceptions to the proposed exemptions and the exemptions still apply to the Project.

**ADMINISTRATIVE FINDINGS**

23. **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 Puente Whittier Development Services Section, LA County Planning.

**BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:**

- A. The Project will be accomplished without endangering the health of the remaining trees subject to Chapter 22.174 (Oak Tree Permits) of the County Code on the subject property;

- B. The encroachment into the protected zone of the oak tree will not result in soil erosion through the diversion of increased flow of surface waters which cannot be satisfactorily mitigated;
- C. The encroachment into the protected zone of the oak tree was necessary as, without an encroachment, the existence at present location frustrates the planned development and proposed use of the subject property to such an extent that, without an encroachment, the placement of such trees precludes the reasonable and efficient use of such property for a use otherwise authorized.; and
- D. The Project will not be contrary to or be in substantial conflict with the intent and purpose of the OTP procedure.

**THEREFORE, THE HEARING OFFICER:**

- 1. Finds that that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines sections 15301 (Class 1, Existing Facilities) and 15304 (Class 4, Minor Alterations to Land categorical exemption) and there are no exceptions to the exemptions; and
- 2. Approves **OAK TREE PERMIT NO. RPPL2025000525**, subject to the attached conditions.

**ACTION DATE: December 16, 2025**

MM:DF  
12/4/2025

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL  
PROJECT NO. PRJ2024-003906-(1)  
OTP NO. RPPL2025000525

**PROJECT DESCRIPTION**

The project is the request for an OTP to authorize the retroactive and proposed further encroachment into the protected zone of one heritage oak tree associated with a proposed detached covered patio at an existing single-family residence to be consistent with the Staff Report and the Findings and 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. 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 (Fees for Providing County Records).

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. **Recordation.** 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. **Expiration.** This grant shall expire unless used within two (2) years from the date of decision for this grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
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. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

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

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 County Code Chapter 22.238 (Modifications and Revocations). Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.

10. **County Fire Code.** All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department ("Fire").
11. **County Public Works Requirements.** All development pursuant to this grant shall comply with the requirements of the County Department of Public Works ("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 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
13. **Maintenance.** The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.
14. **Graffiti.** All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 48 hours, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

#### **PERMIT SPECIFIC CONDITIONS – OAK TREE PERMIT**

15. The permittee shall comply with all conditions and requirements contained in the County Forester and Fire Warden ("County Forester"), Forestry Division letter dated August 22, 2025 (attached hereto), to the satisfaction of said Division, except as otherwise required by said Division.
16. The permittee shall plant one healthy acorn of the same species of oak (*Quercus sp.*) as any tree that may die as a result of the encroachments for each mitigation tree planted. The acorns shall be planted at the same time as and within the watering zone of each mitigation tree.

17. All replacement trees that may be necessary shall be planted on native undisturbed soil and shall be the same species of oak (*Quercus sp.*) as a removed tree. 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. If site constraints dictate that replacement trees must be planted on disturbed soil or 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. The permittee shall provide a licensed arborist to supervise all excavation, grading and development proposed within the protected zones and to further supervise, monitor and certify to the County Forester the implementation of all conditions imposed in connection with this Oak Tree Permit.
20. Any excavation or grading allowed within the protected zone or within 15 feet of the trunk of a tree, whichever distance is greater, be limited to hand tools or small hand-power equipment.
21. At the start of grading operations and throughout the entire period of development, no person shall perform any work for which an oak tree permit is required unless a copy of the oak tree report, location map, fencing plans, and approved oak tree permit and conditions are in the possession of a responsible person and also available at the site.
22. The Oak Trees depicted on the associated Oak Tree Plan (Exhibit "A") shall be physically identified by number on a tag affixed to the north side of the tree in a manner preserving the health and viability of the tree. The tag shall be composed of a noncorrosive all-weather material and shall be permanently affixed to the tree. The tree shall be similarly designated on the Exhibit "A". The subject Oak should be identified as #9.

Attachments:

- Exhibit D-1 County Fire Forester Letter dated August 22, 2025
- Exhibit D-2 Oak Tree Report dated July 7, 2025
- Exhibit D-3 Oak Trees: Care and Maintenance Guide

## PROPOSED ENVIRONMENTAL DETERMINATION

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**DETERMINATION DATE:** December 16, 2025  
**PROJECT NUMBER:** PRJ2024-003906-(1)  
**PERMIT NUMBER(S):** Oak Tree Permit (“OTP”) RPPL2025000525  
**SUPERVISORIAL DISTRICT:** 1  
**PROJECT LOCATION:** 14614 Palm Avenue Hacienda Heights, CA 91745  
**OWNER:** Andy Kaoh  
**APPLICANT:** Gilbert Canlobo  
**CASE PLANNER:** David Finck, Regional Planner  
dfinck@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 qualifies as Class 1, Existing Facilities and Class 4, Minor Alterations to Land, Categorical Exemptions under State CEQA Guidelines Sections 15301 and 15304.

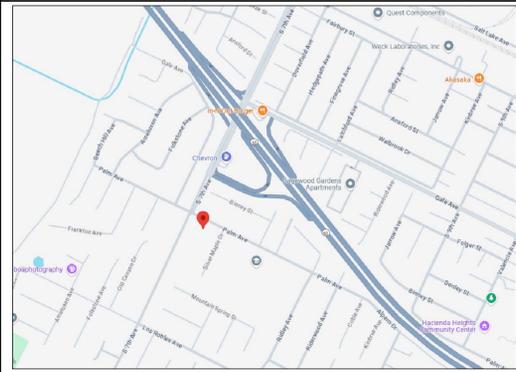
The Project is for the retroactive and proposed encroachment into the protected zone of one heritage oak tree identified as Oak Tree Number 9 in the associated Oak Tree Plan. The encroachment occurred when patio footing trenching activities were conducted as part of the construction of a former structure in the southern portion of the property, in the same location as the proposed patio cover. Oak Tree Number 9 is a Heritage Tree, as defined by County Code, whose roots have been damaged by the trenching activities. The construction of the patio footing trenches was completed before the applicant’s initial application for the requested patio cover. Further encroachment will occur as the construction of the cover is finished. The proposed patio cover will be reviewed separately through a ministerial Site Plan Review (“SPR”), pending approval of the subject OTP.

The Project Site is located within a severely degraded Oak Woodland. No removal of an oak tree is proposed as part of the Project. The past and proposed unpermitted encroachment into the protected zone of one of the oak trees at the site have the potential to adversely affect the tree. Protective measures are proposed to address the impacts to the subject oak tree and would result in no adverse significant impact to the woodland. Conditions of the OTP would require replacement of this protected tree in the event that it dies from the encroachment. Such replacement would also result in no adverse significant impact to the woodland. The

protective measures that will be undertaken as part of the Project will remedy any existing damage to the subject oak tree and will protect all the existing oak trees from any further adverse effects due to the proposed construction at the site. Thus, no significant adverse effects on the Oak Woodland at the Project Site is expected from this Project.

The Project Site is not located within or in close proximity to a historical resource, a hazardous waste site, or a scenic highway. There are also no significant cumulative impacts nor unusual circumstances associated with the Project. Thus, there are no exceptions to the identified exemption, and the exemption still applies to the Project.

VICINITY MAP



DRAWING INDEX

- A-1 SITE PLAN AND NOTES
- A-2 PROPOSED FLOOR PLAN AND PROPOSED ROOF PLAN
- A-3 ELEVATIONS
- A-4 SECTIONS
- S-1 NOTES
- S-2 FOUNDATION PLAN AND FLOOR / ROOF FRAMING PLAN
- S-3 DETAILS

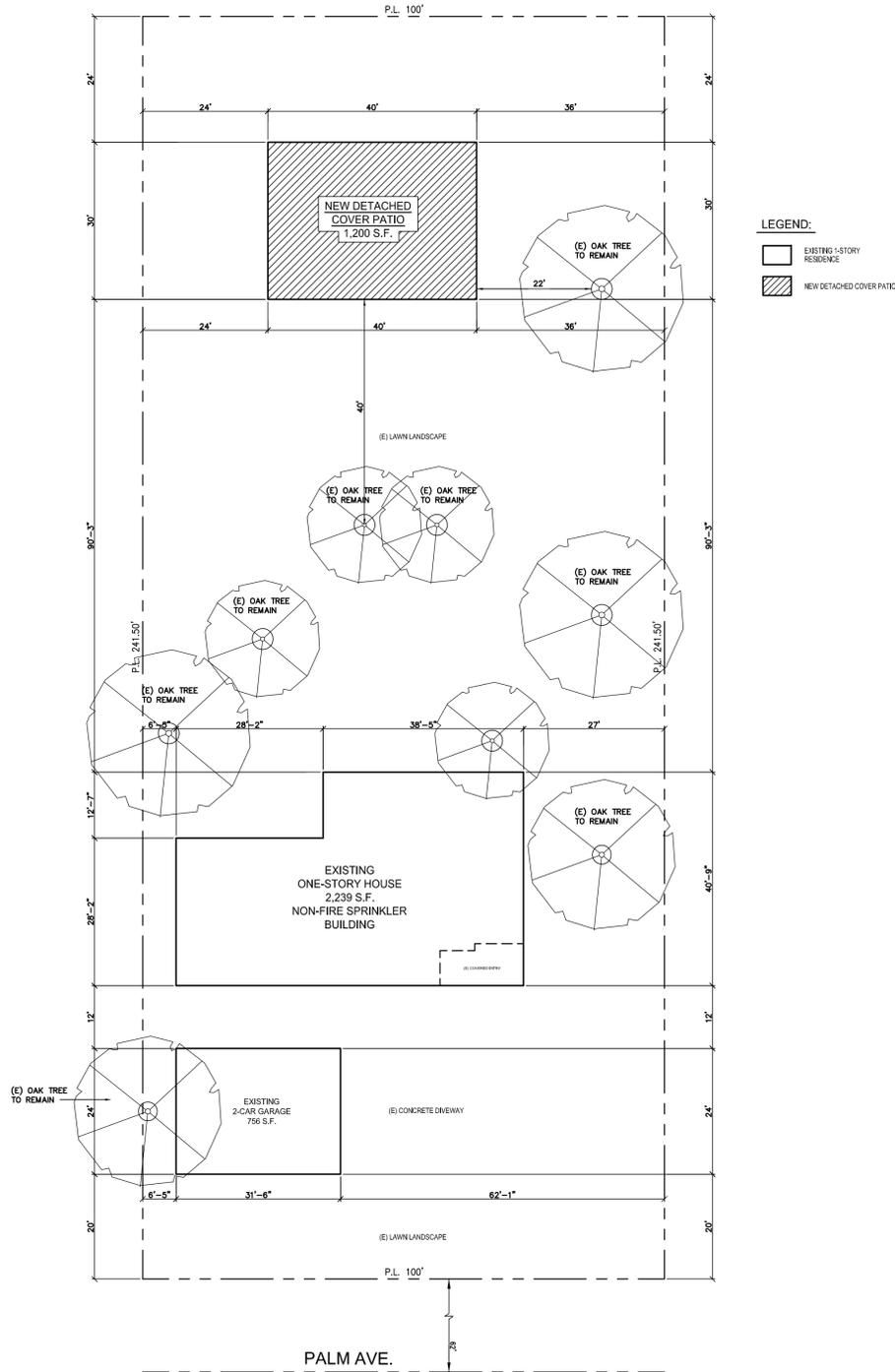
DIRECTORY

**OWNER:**  
 ANDY KAOH  
 14614 PALM AVE.  
 HACIENDA HEIGHTS CA. 91745  
 TEL: 714-856-7001

**DESIGNER:**  
 GILBERT CANLOBO  
 2926 GRAMERCY ST.  
 POMONA, CA 91767  
 TEL: 626-483-3508

**STRUCTURAL ENGINEER**  
 COOKE & ASSOCIATES  
 STRUCTURAL & CIVIL ENGINEERS  
 18726 S. WESTERN AVE. STE# 208  
 GARDENA, CA. 90248  
 TEL: 310-608-5408

**NEW DETACHED COVER PATIO**  
**14614 PALM AVE.**  
**HACIENDA HEIGHTS CA. 91745**



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



GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND PLANS WITH OWNERS PRIOR TO STARTING THE WORK.
2. IF DIMENSIONAL DISCREPANCIES OCCUR, CONTRACTOR SHALL NOTIFY THE OWNERS AND VS, DESIGN ASSOCIATES INC. FOR CORRECTION.
3. OWNERS/CONTRACTOR SHALL ACQUIRE ALL BUILDING PERMITS INCLUDING PLUMBING, H.V.A.C., AND ELECTRICAL.
4. THE GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE PROJECT SITE AS DESCRIBED IN THE CONTRACT DOCUMENTS PRIOR TO STARTING CONSTRUCTION, AND SHALL CROSS-CHECK DETAILS AND DIMENSIONS ON THE CIVIL, ARCHITECTURAL, AND STRUCTURAL DRAWINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER PRIOR TO CONSTRUCTION. ALL TRADES SHALL VERIFY AT THE PROJECT SITE, CONDITIONS AND MEASUREMENTS RELATED TO THEIR WORK AND COORDINATE THEIR WORK THROUGH THE GENERAL CONTRACTOR WITH ALL TRADES WORKING IN THE VICINITY OF THEIR WORK.
5. ALL WORKMANSHIP SHALL BE PERFORMED BY SKILLED MECHANICS USING THE BEST STANDARD PRACTICES OF THE TRADE.
6. CONTRACTOR SHALL VERIFY ALL UTILITIES AND NOTIFY THE OWNER OF ANY DISCREPANCIES PRIOR TO COMMENCING CONSTRUCTION.
7. ALL MATERIALS SHALL BE AT SITE PRIOR TO COMMENCEMENT OF WORK.
8. SECURITY OF THE HOME SHALL TAKE PRIORITY.
9. ALL CEILINGS AND WALLS SHALL BE INSULATED.
10. SITE SHALL BE LEFT CLEAN AND DEBRIS REMOVED.
11. THE OWNERS/CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT EXISTING BUILDINGS, WORKERS OR OTHER PEOPLE ON CONSTRUCTION SITE.
12. FRAMING LUMBER SHALL BE GRADE MARKED DOUGLAS FIR. OF MINIMAL SIZES AND GRADES (GRADE NO. 2 OR BETTER).
13. ALL PLYWOOD SHEATHING D.F.P.A. GRADE TRADEMARK STANDARD GRADE EXTERIOR GLUE STRUCTURAL I AND II & CC EXT. ARE ACCEPTABLE.

CODE REFERENCE

- 2022 California Residential Code
- 2022 California Electrical Code
- 2022 California Mechanical Code
- 2022 California Plumbing Code
- 2022 California Fire Code
- 2022 California Energy Code
- 2022 Calgreen Code

PROJECT DATA

1. LEGAL DESCRIPTION:  
TRACT # 1953 SE 100 FT OF NW 214 FT OF NE 241.5 FT OF LOT 58
2. PARCEL NO: 8220-012-022
3. EXISTING 1-STORY FAMILY DWELLING: 2,239 S.F.
4. NEW DETACHED COVER PATIO: 1,200 S.F.
5. EXISTING 2-CAR GARAGE: 756 S.F.
4. LOT AREA: 24,200 S.F.
5. ZONING: R-1  
TYPE OF CONSTRUCTION: TYPE V-B  
(E) No. OF STORIES: 1-STORY
6. R-3 OCCUPANCY
7. PROPOSED BUILDING HEIGHT: 18'-0"

PROJECT SCOPE OF WORK

1. NEW DETACHED COVER PATIO (1,200 S.F.).

REVISIONS	BY
ISSUE FOR PLAN CHECK 10-15-24	

DESIGNER AND DRAFT BY:  
 GILBERT CANLOBO  
 2926 GRAMERCY ST.  
 POMONA, CA 91767  
 TEL: (626) 483-3508

ENGINEER:  
 COOKE & ASSOCIATES  
 STRUCTURAL & CIVIL ENGINEERS  
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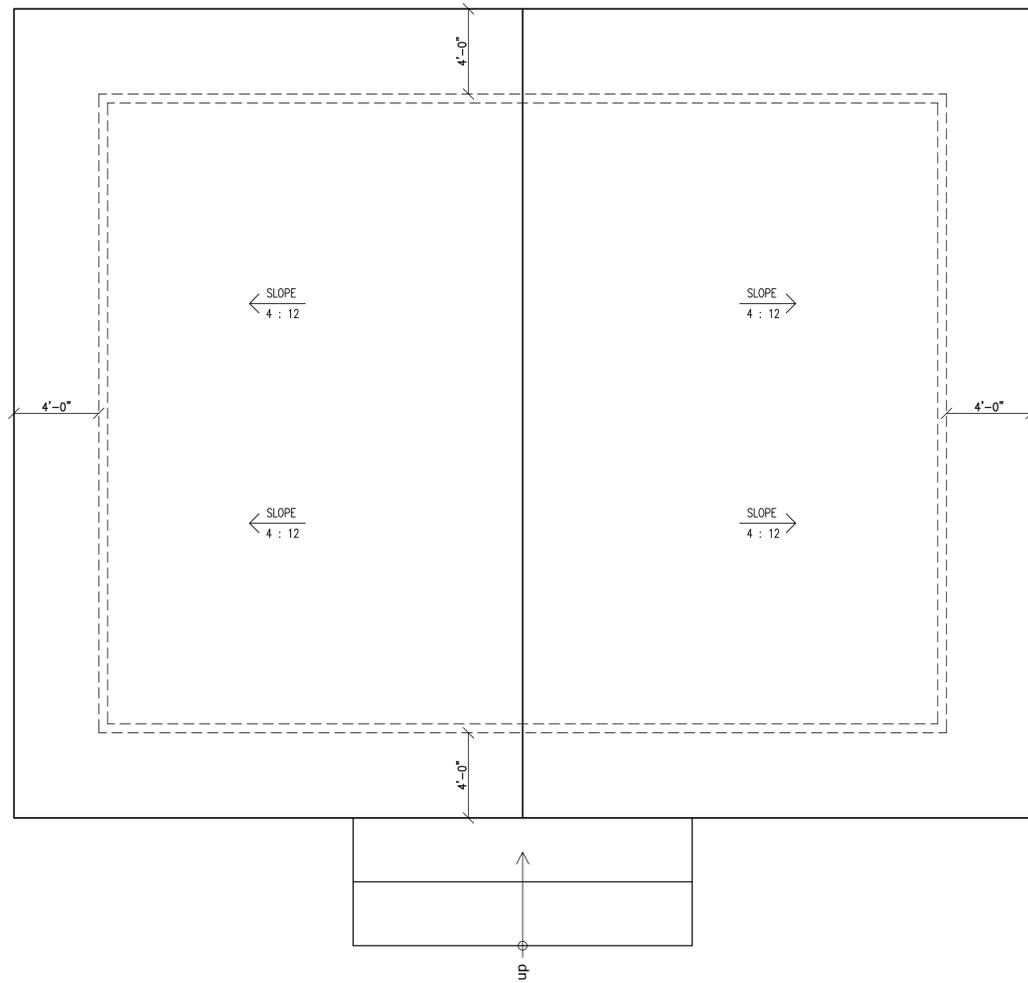
SITE PLAN AND NOTES  
 NEW DETACHED COVER PATIO  
 14614 PALM AVE.  
 HACIENDA HEIGHTS CA. 91745

DRAWN  
 CANLOBO  
 CHECKED

DATE  
 10-15-24  
 SCALE  
 AS SHOWN  
 JOB NO.

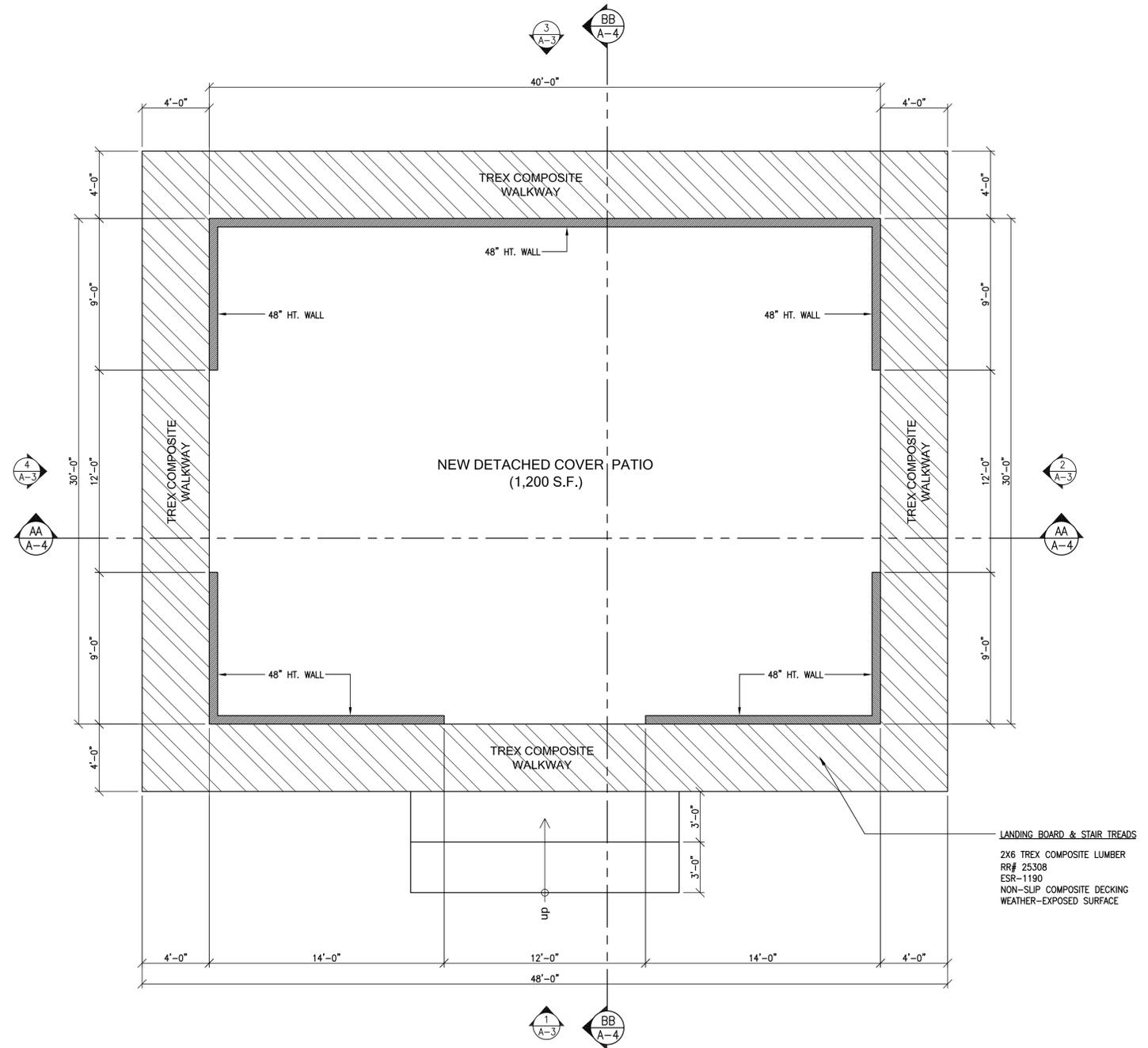
**A-1**

ROOFING SPECIFICATION:  
 COMPOSITION ASPHALT SHINGLE  
 CLASS "A" FIRE RETARDANT  
 MANUFACTURER: OWENS CORNING ROOFING  
 COLOR: SELECTED BY OWNER  
 THERMAL EMITTANCE = 0.89 SRI=29  
 UL ER # 2453-02, ICC-ES # AC438  
 PROVIDE (2) LAYERS OF UNDERLAYMENTS



PROPOSED ROOF PLAN

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



PROPOSED FLOOR PLAN - 1,200 S.F.

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

LANDING BOARD & STAIR TREADS  
 2X6 TREX COMPOSITE LUMBER  
 RR# 25308  
 ESR-1190  
 NON-SLIP COMPOSITE DECKING  
 WEATHER-EXPOSED SURFACE

REVISIONS	BY
ISSUE FOR PLAN CHECK	
10-15-24	

DESIGNER AND DRAFT BY:  
 GILBERT CANLOBO  
 2926 GRAMERCY ST.  
 POMONA, CA 91767  
 TEL: (626) 483-3508

ENGINEER:  
 COOKE & ASSOCIATES  
 STRUCTURAL & CIVIL ENGINEERS  
 18726 S. WESTERN AVE #208  
 GARDENA, CA 90248  
 TEL: (310) 608-5408

OWNER:  
 ANDY KAOH  
 14614 PALM AVE.  
 HACIENDA HEIGHTS CA. 91745  
 TEL: 714-856-7001

PROPOSED FLOOR PLAN AND PROPOSED ROOF PLAN  
 NEW DETACHED COVER PATIO  
 14614 PALM AVE.  
 HACIENDA HEIGHTS CA. 91745

DRAWN CANLOBO
CHECKED
DATE 10-15-24
SCALE AS SHOWN
JOB NO.

A-2

REVISIONS	BY
ISSUE FOR PLAN CHECK	
10-15-24	

DESIGNER AND DRAFT BY:  
 GILBERT CANLOBO  
 2926 GRAMERCY ST.  
 POMONA, CA 91767  
 TEL: (626) 483-3508

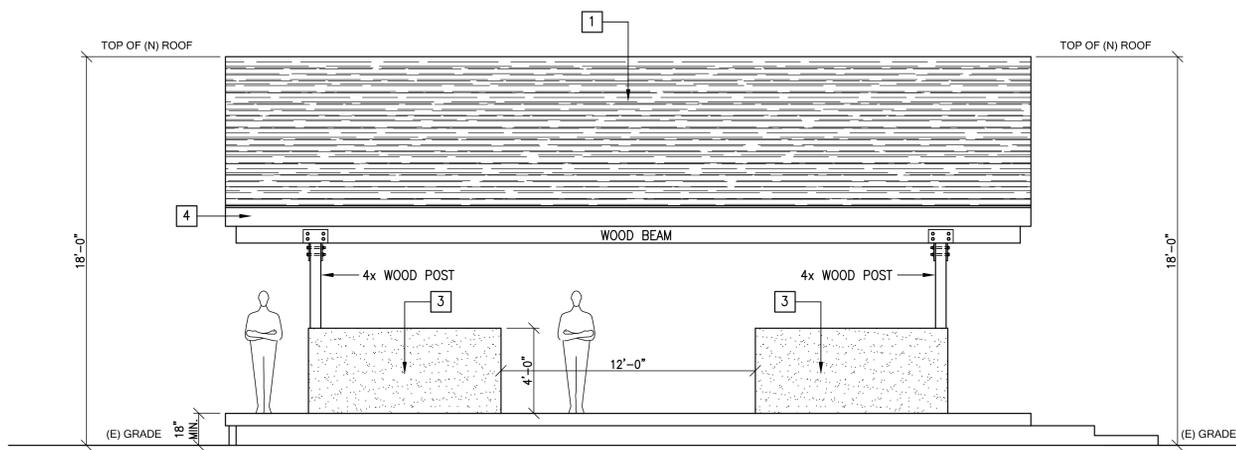
ENGINEER:  
 COOKE & ASSOCIATES  
 STRUCTURAL & CIVIL ENGINEERS  
 18726 S. WESTERN AVE #208  
 GARDENA, CA 90248  
 TEL: (310) 608-5408

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 HACIENDA HEIGHTS CA. 91745  
 TEL: 714-856-7001

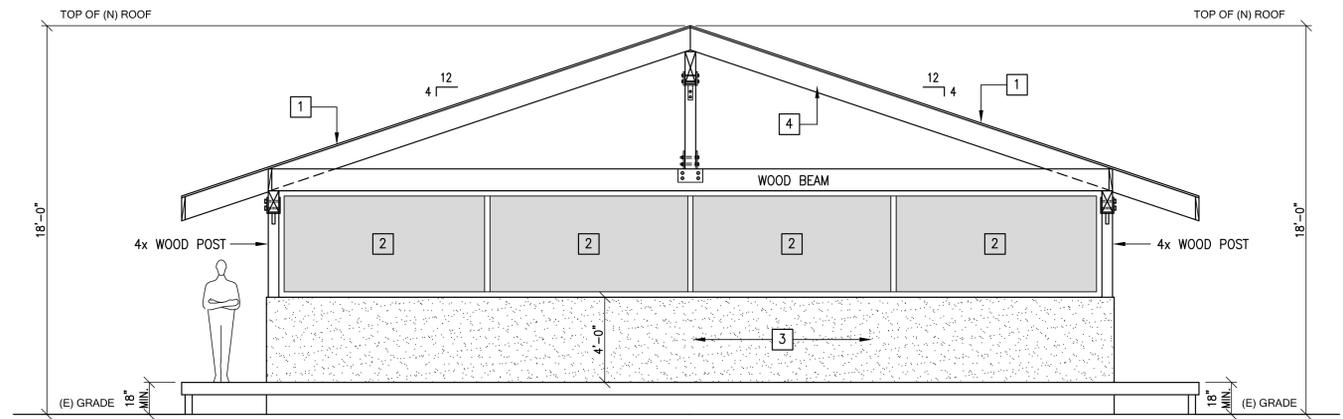
ELEVATIONS  
 NEW DETACHED COVER PATIO  
 14614 PALM AVE.  
 HACIENDA HEIGHTS CA. 91745

DRAWN  
 CANLOBO  
 CHECKED  
 DATE  
 10-15-24  
 SCALE  
 AS SHOWN  
 JOB NO.

**A-3**



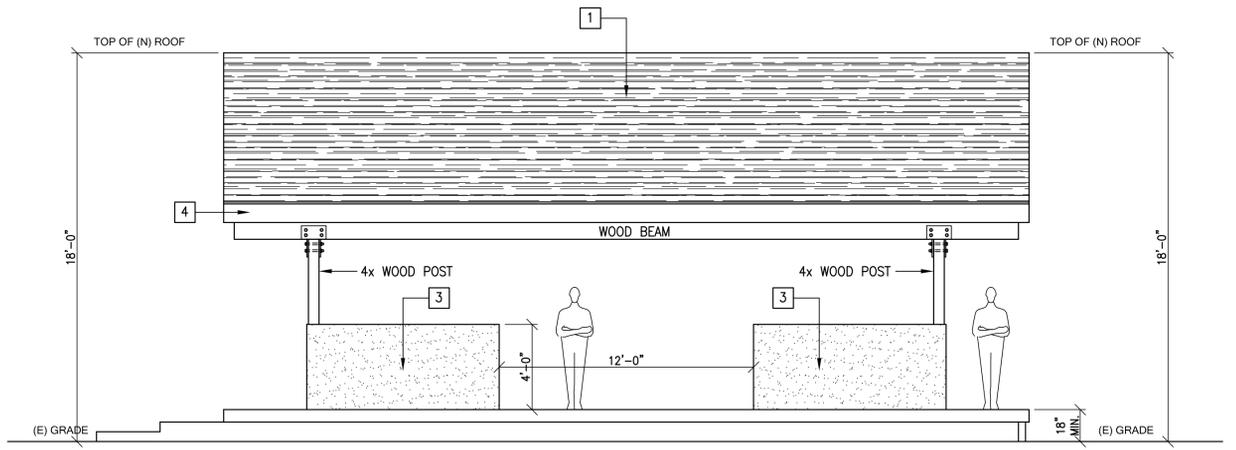
**4 WEST LEFT SIDE ELEVATION**  
 SCALE: 1/4" = 1'-0"



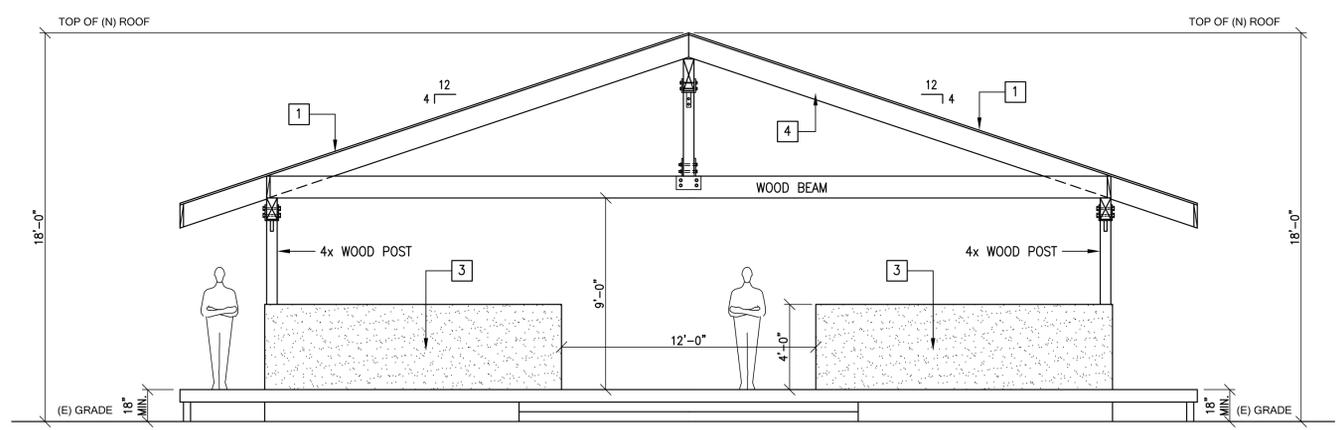
**3 NORTH REAR ELEVATION**  
 SCALE: 1/4" = 1'-0"

SPECIFICATION:

- 1 ROOF: COMPOSITION ASPHALT SHINGLE  
 CLASS "A" FIRE RETARDANT  
 MANUFACTURER: OWENS CORNING ROOFING  
 COLOR: SELECTED BY OWNER  
 THERMAL EMITTANCE = 0.09 SRI=29  
 UL ER # 2453-02, ICC-ES # AC438  
 PROVIDE (2) LAYERS OF UNDERLAYMENTS
- 2 FIXED GLASS: DOUBLE GLAZING- TEMPERED
- 3 STUCCO: LA HABRA, 7/8" EXTERIOR STUCCO  
 COLOR: TO MATCH EXISTING
- 4 FASCIA: DUNN-EDWARDS  
 COLOR: SELECTED BY OWNER

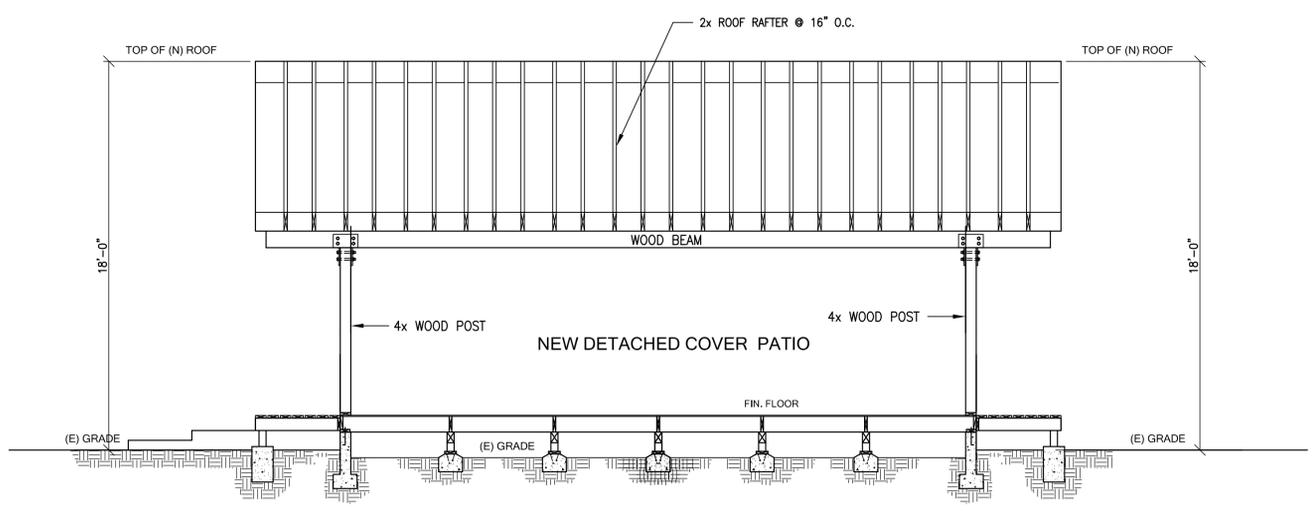


**2 EAST RIGHT SIDE ELEVATION**  
 SCALE: 1/4" = 1'-0"

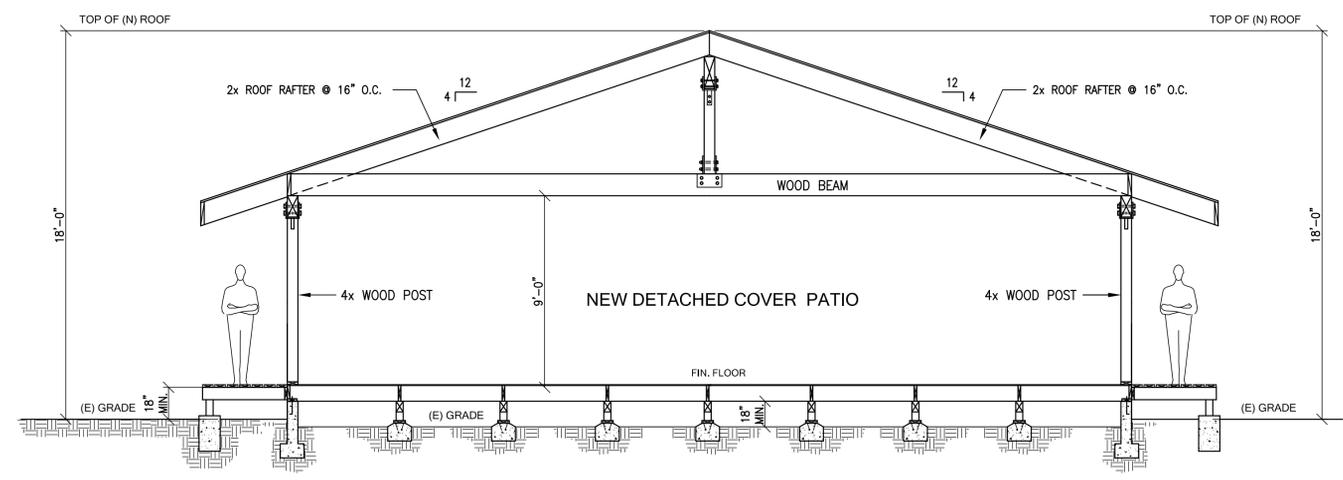


**1 SOUTH FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"

REVISIONS	BY
ISSUE FOR PLAN CHECK 10-15-24	



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



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

DESIGNER AND DRAFT BY:  
GILBERT CANLOBO  
2926 GRAMERCY ST.  
POMONA, CA 91767  
TEL: (626) 483-3508

ENGINEER:  
COOKE & ASSOCIATES  
STRUCTURAL & CIVIL ENGINEERS  
18726 S. WESTERN AVE #208  
GARDENA, CA 90248  
TEL: (310) 608-5408

OWNER:  
ANDY KAOH  
14614 PALM AVE.  
HACIENDA HEIGHTS CA. 91745  
TEL: 714-856-7001

SECTIONS  
NEW DETACHED COVER PATIO  
14614 PALM AVE.  
HACIENDA HEIGHTS CA. 91745

DRAWN  
CANLOBO  
CHECKED  
DATE  
10-15-24  
SCALE  
AS SHOWN  
JOB NO.

# OAK TREE PERMIT WITH PUBLIC HEARING STATEMENT OF FINDINGS

Please identify the number of oak trees proposed for:

\_\_\_\_ Removal    \_\_\_\_ Encroachment    \_\_\_\_ To Remain    \_\_\_\_ Total existing oak trees

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

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

<p><b>B.1</b> 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.</p>
<p><b>B.2</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.</p>
<p><b>B.3</b> In addition to the above facts, at least one of the following findings apply:</p> <ul style="list-style-type: none"> <li>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: <ul style="list-style-type: none"> <li>i. Alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or</li> <li>ii. Placement of such oak trees precludes the reasonable and efficient use of such property for a use otherwise authorized;</li> </ul> </li> <li>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</li> <li>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.</li> </ul>

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.



# 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

August 22, 2025

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

Dear David Finck:

### **OAK TREE PERMIT NUMBER RPPL2025000525 14614 PALM AVENUE, HACIENDA HEIGHTS**

We have reviewed the "Request for Oak Tree Permit #RPPL2025000525." The project is located at 14614 Palm Avenue in the unincorporated area of Hacienda Heights. 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 Cris Falco, the consulting arborist, dated July 7, 2025.

### **We recommend the following:**

#### **OAK TREE PERMIT REQUIREMENTS:**

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

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

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

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

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

**PERMITTED OAK TREE ENCROACHMENT:**

7. This grant allows encroachment within the protected zone of one (1) tree of the Oak genus identified as Tree Number 9 (heritage) 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.

**REPLACEMENT TREES:**

10. The permittee shall provide replacement 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. 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 replacement 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. Replacement trees shall consist of indigenous varieties of Quercus agrifolia, grown from a local seed source.
13. Replacement trees shall be planted within one (1) year of the permitted Oak tree removals. Replacement trees shall be planted on site or within the same community if approved by the County Forester. If replacement 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 replacement 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 replacement 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 replacement Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.

**NON-PERMITTED ACTIONS AND VIOLATIONS:**

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

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

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

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

Very truly yours,



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

KT:jl

Enclosure

# 14614 Palm Ave

## 7.7.25 Oak Tree Report

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SUBMITTED TO:

Andy Kaoh  
14614 Palm Ave  
Hacienda Heights, CA 91745

PREPARED BY:

Cris Falco  
(619) 313-3939  
1318 E Walnut Creek Pkwy  
West Covina, CA 91790

Board Certified Master Arborist WE-7490B  
Registered Consulting Arborist #557  
Pest Control Adviser #128017  
Qualified Tree Risk Assessor



cfalco@treepath.com  
(619) 313-3939



JULY 7, 2025

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Oak Tree Map pdf is separately attached

## BACKGROUND AND ASSIGNMENT

In June of 2025, Andy Kaoh contracted me to prepare an Oak Tree Report for his property at 14614 Palm Ave, Hacienda Heights, CA 91745. Mr. Koah has plans to construct a 1,200-square-foot detached patio in the rear of his yard. Since the property has protected oak trees, development requires an Oak Tree Report per the County of Los Angeles ordinance: Title 22: PLANNING AND ZONING - Part 6: OAK TREE PERMITS. I visited the subject property on June 29, 2025, to collect tree data and discuss the project with Mr Kaoh.

A formal risk assessment<sup>1</sup> was not included within the scope of this assignment, and I do not guarantee the safety, health, or condition of any tree on the subject property, or in the vicinity of the subject property. My expertise in this matter is limited to arboriculture, and this report is not intended to be legal advice. This report is intended to be used by Andy Kaoh to assist in obtaining the necessary permits to perform the desired construction.

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<sup>1</sup> For more information on tree risk assessment, visit <https://www.isa-arbor.com/Credentials/ISA-Tree-Risk-Assessment-Qualification>

## PROJECT DESCRIPTION

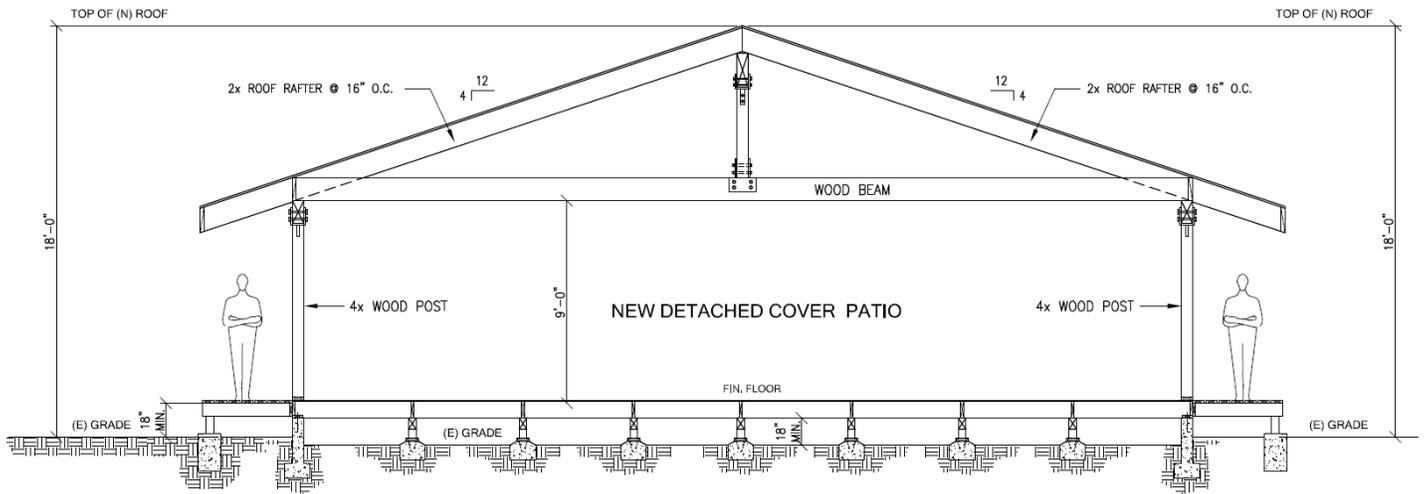
For this report, I inventoried 10 protected<sup>2</sup> coast live oaks (*Quercus agrifolia*) on the subject property. No protected trees will need to be removed as part of the project, and only Tree 9 will be encroached upon. On-site, Mr. Kaoh indicated that the footing for the proposed covered patio would be located in an existing trench left over from a previous structure (see **red-dashed line** in the image below). Consequently, the installation of the footing should have an insignificant impact on the health and structural stability of Tree 9.



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<sup>2</sup> Protected oaks are eight inches in diameter as measured four and one-half feet above mean natural grade, or have a combined circumference of any two trunks of at least 38 inches (12 inches in diameter) as measured four and one-half feet above mean natural grade.

The proposed patio will have an apex height of 18 feet, as indicated in the image below. To clear space for the structure, the canopy of Tree 9 will need to be pruned up to at least 20 feet in the area where the patio is located. The amount of pruning required to provide the required clearance is minimal and should not have a significant impact on the health or aesthetics of the tree.



**SECTION A-A**

SCALE 1/4"=1'-0"

## TREE DATA

Tree ID	Tag #	Location	Species	DSH (inches)	Cir. (inches)	Height (feet)	Spread (feet)	Health Condition	Protected	Heritage	Encroachment	Removal	Notes
1	1	On-site	<i>Quercus agrifolia</i>	43	135	60	60	Good	Yes	Yes	No	No	None
2	2	On-site	<i>Quercus agrifolia</i>	43	135	70	50	Good	Yes	Yes	No	No	None
3	3	On-site	<i>Quercus agrifolia</i>	21	66	50	40	Good	Yes	No	No	No	None
4	4	On-site	<i>Quercus agrifolia</i>	26	82	45	40	Good	Yes	No	No	No	None
5	5	On-site	<i>Quercus agrifolia</i>	47	148	80	70	Good	Yes	Yes	No	No	None
6	6	On-site	<i>Quercus agrifolia</i>	38	119	45	60	Good	Yes	Yes	No	No	None
7	7	On-site	<i>Quercus agrifolia</i>	48	151	70	60	Good	Yes	Yes	No	No	None
8	8	On-site	<i>Quercus agrifolia</i>	20, 26	145	22	50	Fair	Yes	Yes	No	No	Tree fell over a few years ago but is still alive.
9	9	On-site	<i>Quercus agrifolia</i>	40	126	80	60	Good	Yes	Yes	Yes	No	The patio footing trench already exists from previous structure. Tree will need pruning to provide 20 or so feet of vertical clearance for patio.
10	10	On-site	<i>Quercus agrifolia</i>	10	31	25	20	Fair	Yes	No	No	No	None

# TREE MAP

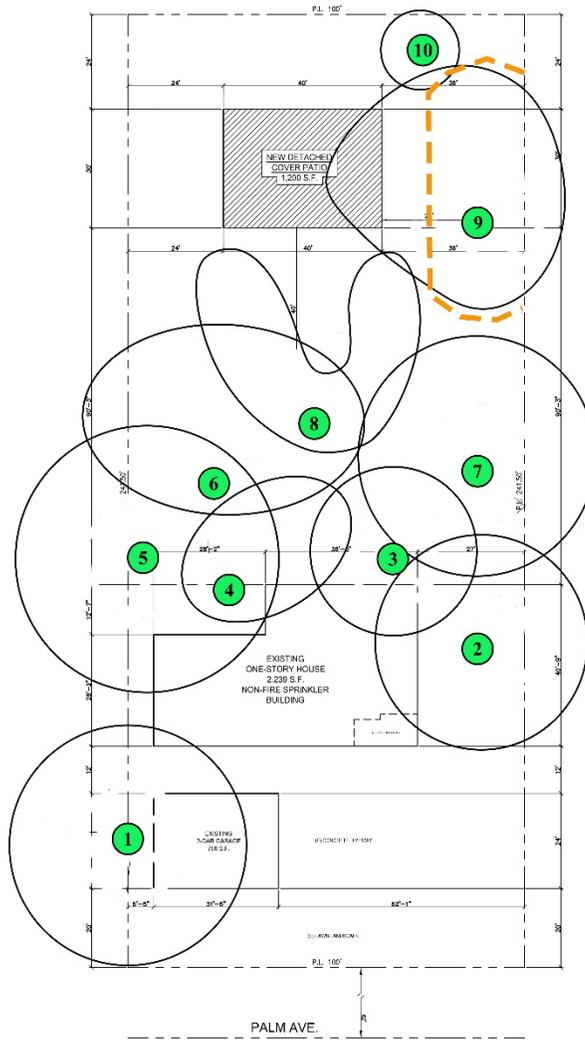
**Oak Tree Map**  
14614 Palm Ave  
Hacienda Heights, CA 91745

Cris Falco  
BCMA 7490B  
RCA 557  
cfalco@treepath.com  
(619) 313-3939

## Legend

 Protected Oak

 Tree Protection Fencing



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



## WOODLAND ANALYSIS

Since the sphere of influence for coast live oaks is considered ten times the canopy area, the subject property consists of an oak woodland due to the size and number of coast live oaks. However, the understory has been cleared to dirt, and natural regeneration is not likely. The woodland is “severely degraded.”

## RECOMMENDATIONS AND CONSTRUCTION IMPACT GUIDELINES

### Pre-Construction

These recommendations should be implemented prior to the start of construction:

- Install tree protection fencing for Tree 9 in the area indicated in the separately attached Oak Tree Map.
  - No construction activity, heavy equipment access, or material storage should occur within the tree protection fencing before or during construction without the direct supervision or approval of the project arborist.
  - Tree protection zone fencing shall be a temporary chain-link fence at least 4 feet in height, supported by steel stakes driven directly into the ground. Fencing shall have no gates or easy access points.
- Pruning
  - Hire a crew directly supervised by an [ISA Certified Arborist](#) on-site to ensure the pruning cuts are made to branch unions and do not remove an excessive amount of foliage.
  - Pruning cuts should leave the minimum cross-sectional area of exposed woundwood after each final finish cut is made.
  - Remove dead branches as they appear. Retain living branches unless they conflict with the infrastructure or are diseased or defective.

### During Construction

This is the stage where mechanical injury is most likely to occur. By following these recommendations, the likelihood of accidental damage will be reduced:

- Inform all construction personnel of the intention to preserve trees. Often, damage occurs because workers are unaware of the importance of preserving trees. This includes contractors and their respective subcontractors as well.
- If any changes are made to the plans resulting in any excavation or equipment access within the dripline of a protected tree, the project arborist should be informed. Additional protection measures may need to be discussed.

- If during any part of the construction phase there is a significant amount of particulates in the air (from cutting materials or any other activity), a shop vacuum or equivalent should be used during the cutting or other activity to reduce the amount of particulates that are deposited on the foliage. If despite a good faith effort to reduce particulates, a layer is still deposited on the foliage, wash it off with a jet of water at the end of each construction day where particulates are deposited.
- During the painting phase, if spray-application of paint is used within proximity of a protected tree, cover the windward side of the trunk and scaffold branches of the tree with plastic at the beginning of each painting day to avoid paint drifting onto the tree. Remove the plastic at the end of each day to allow for air circulation.

### **Post-Construction Care**

The most stressful time of year for the subject trees will be the summer immediately following construction. The following management practices are recommended:

- Retain the leaf drop around the root zone of the subject trees where practical. The best ground cover for a tree is its own leaf mulch. Leaf mulch will continue to reduce soil evaporation and mitigate soil temperature changes.
- The subject trees can be monitored annually by a qualified arborist for the development of disease, decay, or other symptoms of stress due to construction activity. Deadwood may be removed as it appears, and as much live wood as possible should be retained on the trees, provided that it doesn't come into conflict with the infrastructure.

## TREE PHOTOS



**Tree 1**



**Tree 2**



**Tree 3**



**Tree 4**



**Tree 5**



**Tree 6**



**Tree 7**



**Tree 8**



**Tree 9**



**Tree 10**

## ASSUMPTIONS AND LIMITING CONDITIONS

1. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the Consultant can neither guarantee nor be responsible for the accuracy of information provided by others. Standard of Care has been met with regards to this project within reasonable and normal conditions.
2. The Consultant will not be required to give testimony or to attend court by reason of this report unless subsequent contractual agreements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
3. Loss or alteration of any part of this report invalidates the entire report.
4. 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 written consent of the Consultant.
5. This report and any values expressed herein represent the opinion of the Consultant, and the Consultant's fee is in no way contingent upon the reporting of a stipulated result, a specified value, the occurrence of a subsequent event, nor upon any finding to be reported.
6. 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, or coring, unless otherwise stated. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the tree(s) or property in question may not arise in the future.
7. Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. It is highly recommended that you follow the arborist recommendations; however, you may choose to accept or disregard the recommendations and/or seek additional advice.
8. Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specific period of time.

9. Any recommendation and/or performed treatments (including, but not limited to, pruning or removal) of trees may involve considerations beyond the scope of the arborist's services, such as property boundaries, property ownership, site lines, disputes between neighbors, and any other related issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist can then be expected to consider and reasonably rely on the completeness and accuracy of the information provided.
10. The author has no personal interest or bias with respect to the subject matter of this report or the parties involved. He/she has inspected the subject tree(s) and to the best of their knowledge and belief, all statements and information presented in the report are true and correct.
11. Unless otherwise stated, trees were examined using the risk assessment criteria detailed by the International Society of Arboriculture's publications *Best Management Practices – Tree Risk Assessment* and the *Tree Risk Assessment Manual (Second Edition)*.

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

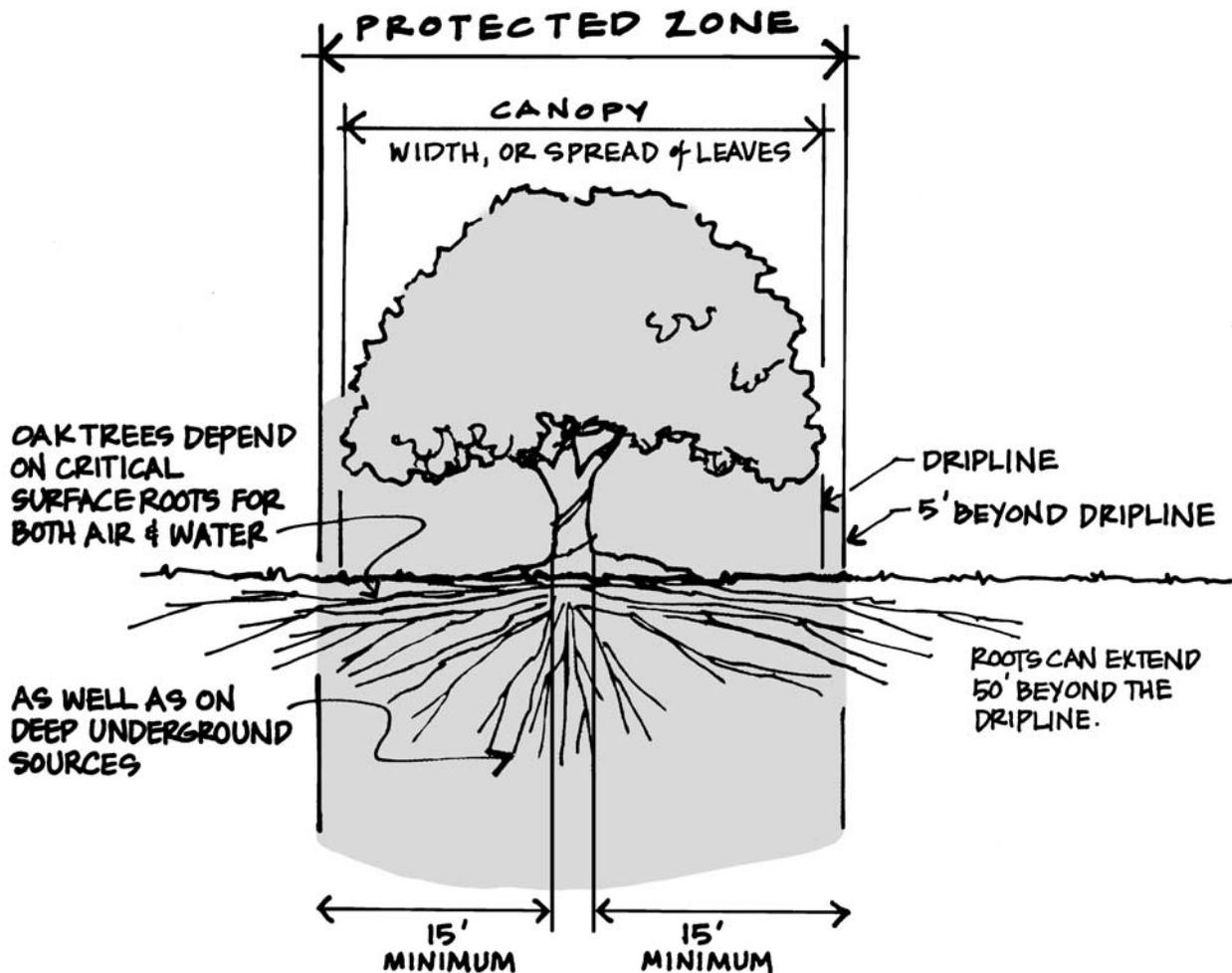
# THE PROTECTED ZONE

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.

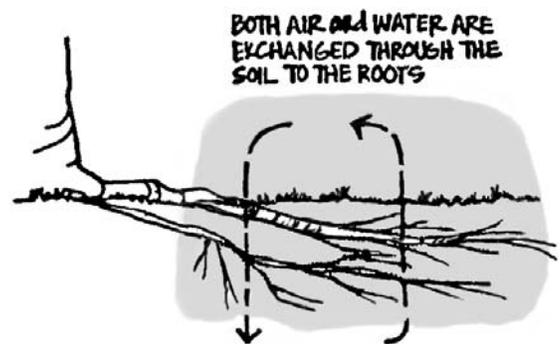
Trenching can also be accomplished using hand tools or small hand held power equipment to avoid cutting roots. Any roots exposed during this work should be covered with wet burlap and kept moist until the soil can be replaced.

## Soil Compaction and Paving

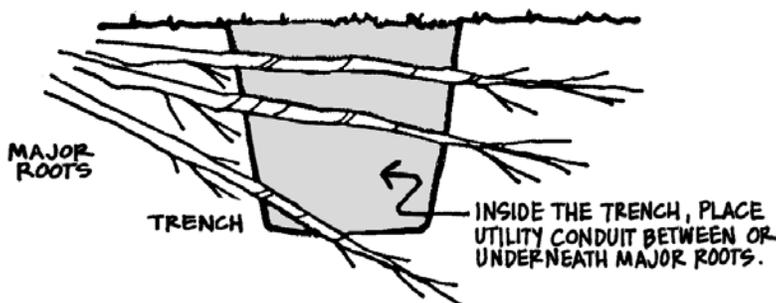
The roots depend upon an important exchange of both water and air through the soil within the protected zone. Any kind of activity that compacts the soil in this area blocks this exchange and can have serious long-term negative effects on the tree.

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.

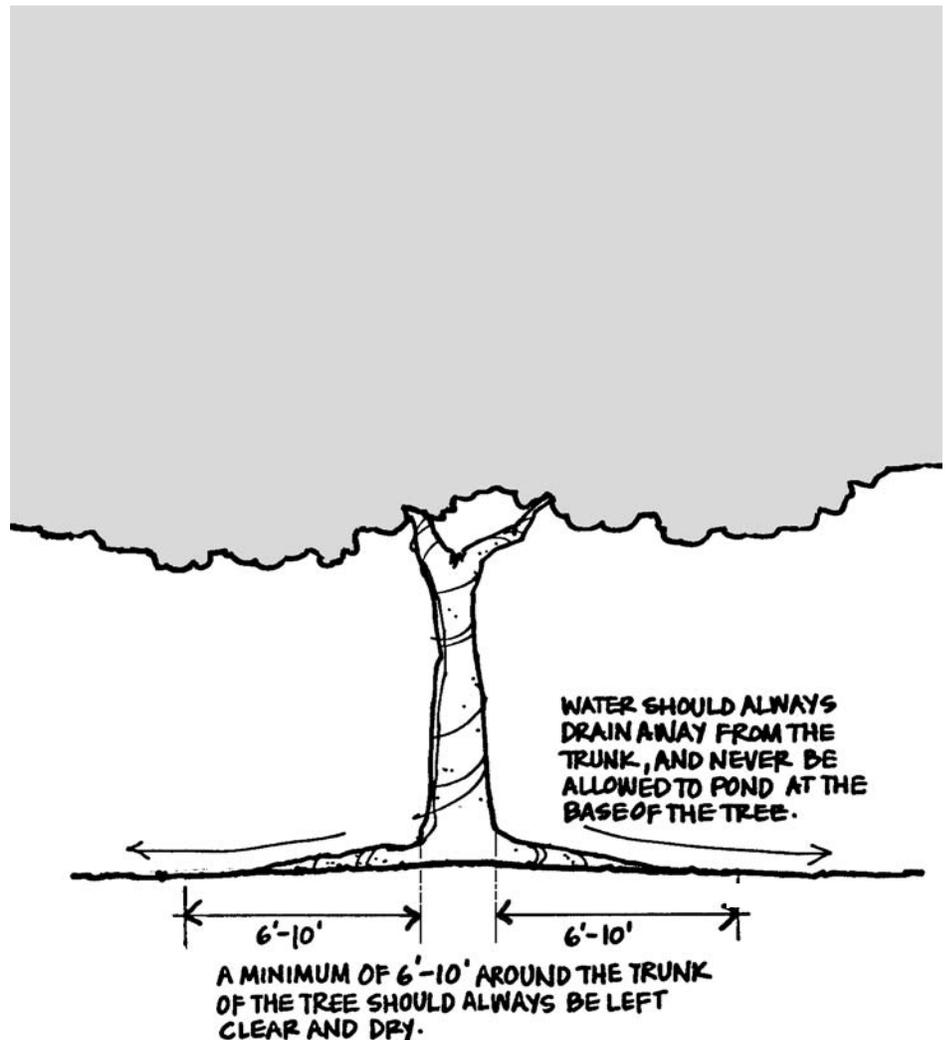
## Pruning

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/](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](http://www.theodorepayne.org)

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

**California Oaks**  
428 13th. Street, Suite 10A  
Oakland, CA 94612  
(510) 763-0282  
[www.californiaoaks.org](http://www.californiaoaks.org)

## Arboretums and Botanic Gardens

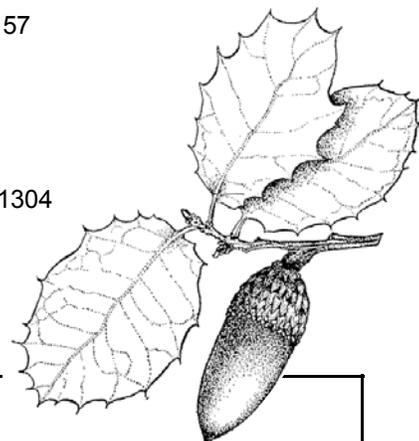
**Los Angeles County Arboreta and Botanic Gardens**  
301 N. Baldwin Ave.  
Arcadia, CA 91007-2697  
(626) 821-3222  
[www.arboretum.org](http://www.arboretum.org)

**Los Angeles County South Coast Botanic Garden**  
26300 Crenshaw Blvd.  
Palos Verdes Peninsula, CA 90274-2515  
(310) 544-1948  
[www.southcoastbotanicgarden.org](http://www.southcoastbotanicgarden.org)

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

**Rancho Santa Ana Botanic Garden**  
1500 North College  
Claremont, CA 91711-3157  
(909) 625-8767  
[www.rsabg.org](http://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/](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  
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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