

SUPPLEMENTAL
REPORT TO THE HEARING OFFICER

DATE ISSUED: November 27, 2024
HEARING DATE: December 3, 2024 AGENDA ITEM: 4
PROJECT NUMBER: PRJ2023-003960-(1)
PERMIT NUMBER(S): Oak Tree Permit RPPL2024001753
SUPERVISORIAL DISTRICT: 1
PROJECT LOCATION: 2907 Rio Lempa Drive Hacienda Heights, CA 91745
OWNER: Ping Wei and Yong Chen
APPLICANT: Ping Wei and Yong Chen
CASE PLANNER: Carl Nadela, AICP, Principal Regional Planner
cnadela@planning.lacounty.gov

RECOMMENDATION

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

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

Staff recommends the following motion:

CONTINUANCE:

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

PROJECT DESCRIPTION

A. Entitlement(s) Requested

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

B. Project

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

C. Project Updates

The Project was first scheduled for the September 3, 2024 Hearing Officer meeting. On August 28, 2024, Staff received questions and comments from the Hearing Officer. Staff transmitted these questions and comments to the applicant as well as other comments from Staff. During the September 3, 2024 hearing, the Hearing Officer continued the matter to November 5, 2024 to allow the applicant time to address these questions and comments.

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

On November 4, 2024, Staff received a revised Site Plan and Oak Tree Report from the applicant. Staff reviewed these revised materials and provided further comments back to the applicant. Staff did not receive responses to the comments by the scheduled continued public hearing on November 5, 2024. Thus, during the November 5, 2024 hearing, the Hearing Officer further continued the public hearing to December 3, 2024 to give the applicant time to submit responses to Staff’s comments as well as a revised Oak Tree Report and Site Plan to Staff, and for Staff to review these revised documents.

At this time, Staff has received the applicant's responses to the comments but is working with the applicant to clarify some details in the revised Oak Tree Report and Site Plan. Staff will issue a Supplemental Report on December 2, 2024 if these documents are ready to be transmitted to the Hearing Officer by then.

At this time, Staff recommends a further continuance to a date certain to provide time for Staff and the applicant to clarify and revise the latest Oak Tree Report and Site Plan for the Project.

Report

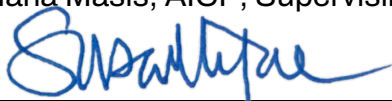
Reviewed By:



Maria Masis, AICP, Supervising Regional Planner

Report

Approved By:



Susan Tae, AICP, Assistant Administrator
