



PROJECT NUMBER **HEARING DATE**
 PRJ2023-003960-(1) 9/3/2024
REQUESTED ENTITLEMENT(S)
 Oak Tree Permit No. RPPL2024001753

PROJECT SUMMARY

OWNER / APPLICANT

Ping Wei and Yong Chen

MAP/EXHIBIT DATE

6/1/2023

PROJECT OVERVIEW

Retroactive Oak Tree Permit to authorize the encroachment into the protected zone of two oak trees in conjunction with a proposed Accessory Dwelling Unit and retaining walls at an existing Single-Family Residence. The proposed ADU and retaining walls will be reviewed separately through a ministerial Site Plan Review, which will be filed after the approval of the subject OTP.

LOCATION

2907 Rio Lempa Drive Hacienda Heights, CA 91745

ACCESS

Rio Lempa Drive

ASSESSORS PARCEL NUMBER(S)

8241-022-055

SITE AREA

0.38 Acres

GENERAL PLAN / LOCAL PLAN

Hacienda Heights Community Plan

ZONED DISTRICT

Hacienda Heights

PLANNING AREA

East San Gabriel Valley

LAND USE DESIGNATION

H2 (Residential 2 – 0 to 2 dwelling units per acre)

ZONE

R-A-15000 (Residential Agriculture – 15,000 square feet Minimum Required Lot Area)

PROPOSED UNITS

2 (including ADU)

MAX DENSITY/UNITS

1 (excluding ADUs)

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 Hacienda Heights Community 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 (Development Standards for Zones R-A, R-1, R-2, R-3, R-4, and R-5)
 - Section 22.16.040 (Development Standards for Residential Zones)

CASE PLANNER:

Carl Nadela

PHONE NUMBER:

(213) 893-7010

E-MAIL ADDRESS:

cnadela@planning.lacounty.gov