

SUPPLEMENTAL
REPORT TO THE HEARING OFFICER

DATE ISSUED: January 22, 2026
HEARING DATE: January 27, 2026 AGENDA ITEM: 9
PROJECT NUMBER: PRJ2024-001752
PERMIT NUMBER(S): Oak Tree Permit (“OTP”) No. RPPL2024002242
SUPERVISORIAL DISTRICT: 5
PROJECT LOCATION: 11108 Freer Street, South Monrovia Islands
OWNER: Junzhi Jiang and Betty Chen
APPLICANT: Xitlali Del Real and John Kelly
INCLUSIONARY ZONING ORDINANCE (IHO): This project is not subject to the IHO.
CASE PLANNER: Michelle Lynch, Principal Planner
mlynch@planning.lacounty.gov

RECOMMENDATION

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

LA County Planning staff (“Staff”) recommends **Approval** of Project Number PRJ2024-001752, OTP Number RPPL2024002242, 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:

I, THE HEARING OFFICER, APPROVE OAK TREE PERMIT NUMBER RPPL2024002242 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

A retroactive Oak Tree Permit (“OTP”) for the unpermitted pruning of more than two inches in diameter of four non-heritage-sized oak trees within the existing condominium development in the A-1 (Light Agricultural Zone) pursuant to County Code Section 22.174.030 (Oak Tree Permit Applicability).

B. Public Comments

Staff received one public comment regarding the OTP process from Richard Morgan.

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

Report
Approved By: *Rob Glaser* for Susan Tae
Susan Tae, AICP, Assistant Administrator

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Additional Public Comment

From: rifleman91780@charter.net
Sent: Thursday, January 22, 2026 10:48 AM
To: Michelle Lynch
Subject: Case number is RPPL2024002242, Project No. PRJ2024-001752 11108 Freer St temple City

CAUTION: External Email. Proceed Responsibly.

1-22-26

something i would like to add before this hearing which i believe could have value to any decisions

11108 FREER Street

Case number is RPPL2024002242, Project No. PRJ2024-001752

MICHELLE LYNCH PRINCIPAL PLANNER

11108 Freer St South Monrovia Islands (aka) Temple City

I am writing to formally request that Mr. Joshua Huntington be excluded from any involvement or in-feed into this project. Several years ago, I visited the Los Angeles County Office to inquire about the removal of 100-year-old oak trees from the property at 11108 Freer St. During that visit, Mr. Huntington made a statement to me asserting, "There isn't an Oak Tree in L.A. County I Can't Get Removed." I still retain his business card for my records.

My concern is that Mr. Huntington's expressed attitude could influence or bias planning decisions, thereby compromising the fairness and integrity of the process. Including individuals with such a viewpoint in decision-making roles may undermine efforts to protect and preserve our natural resources, particularly the oak tree populations that hold ecological, cultural, and aesthetic significance within Los Angeles County.

For these reasons, I respectfully request that Mr. Huntington be kept out of this project to ensure objective, fair, and environmentally responsible decision-making.

The 6 Protected Oak Trees Should Be Trimmed By a Certified Arborist and Maintained by a Certified Arborist. No Exceptions

The original HOA was Removed from the Property because they Complied with the County Regulations on the property but seems the **6 owners Did Not Want to Comply with the County Regulations as Up Front they All Knew about the Trimming of the Protected Oak Trees were on the Property when they were purchased**

Thank You

R. Morgan