



PROJECT NUMBER
PRJ2024-003906-(1)

HEARING DATE
December 16, 2025

REQUESTED ENTITLEMENT(S)
Oak Tree Permit No. RPPL2025000525

PROJECT SUMMARY

OWNER / APPLICANT

Andy Kaoh

MAP/EXHIBIT DATE

December 4, 2025

PROJECT OVERVIEW

Oak Tree Permit to authorize the retroactive and proposed encroachment into the protected zone of one heritage oak, in conjunction 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, 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 Acres

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 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