Hearing Officer Transmittal Checklist

Hearing Date
03/01/2011
Agenda Item No.
4

Project Number: R2008-00433-(5)
Case(s): Oak Tree Permit No. 201000028
Planner: Steven Mar

- ☒ Factual
- ☒ Property Location Map
- ☒ Staff Report
- ☐ Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- ☒ Draft Findings
- ☒ Draft Conditions
- ☒ Burden of Proof Statement(s)
- ☐ Environmental Documentation (ND / MND / EIR)
- ☐ Correspondence
- ☒ Photographs
- ☐ Aerial Image(s)
- ☐ Land Use Radius Map
- ☐ Tentative Tract / Parcel Map
- ☒ Site Plan / Floor Plans / Elevations
- ☐ Exhibit Map
- ☐ Landscaping Plans
- ☒ FD letter

Reviewed By: _____

Los Angeles County Department of Regional Planning 320 West Temple Street Los Angeles, California 90012 Telephone (213) 974-6461 **PROJECT NUMBER R2008-00433-(5)** **OAK TREE PERMIT No. 201000028**	PUBLIC HEARING DATE March 1, 2011	AGENDA ITEM 4
	RPC CONSENT DATE N/A	CONTINUE TO N/A

APPLICANT	**OWNER**	**REPRESENTATIVE**
Dori Levanoni and Sacha Malin	Dori Levanoni and Sacha Malin	Land Design Consultants, Inc., Larry Mar

PROJECT DESCRIPTION

The applicants, Dori Levanoni and Sacha Malin, are requesting an Oak Tree Permit (OTP) to encroach into the protected zones of four (4) oak trees in association with the demolition of an existing single-family residence and the construction of a new hillside single-family residence in the R-1-20000 (Single-family Residence – 20,000 sq. ft. Minimum Required Area) zone pursuant to Los Angeles County Code Section 22.56.2060.

REQUIRED ENTITLEMENTS

An Oak Tree Permit is required to encroach into the protected zone of any oak tree pursuant to Los Angeles County Code Section 22.56.2060.

LOCATION/ADDRESS

2115 Pinecrest Drive, Altadena

SITE DESCRIPTION

The site plan depicts a proposed new single-family home, along with the four impacted oak trees with drip lines and protected zones, located on a flag lot of approximately 0.71 acres located along Pinecrest Drive. Surrounding land uses consist of open space hillside to the north and single-family residences immediately to the south, east, and west.

ACCESS Via Pinecrest Drive	**ZONED DISTRICT** Altadena
ASSESSORS PARCEL NUMBER 5857-007-009	**COMMUNITY** Altadena
SIZE 0.71 Acres	**COMMUNITY STANDARDS DISTRICT** Altadena CSD

	EXISTING LAND USE	**EXISTING ZONING**
Project Site	Single-family Residence	R-1-20000 (Single-family Residence – 20,000 sq. ft. Minimum Required Area)
North	Open Space	R-1-20000 (Single-family Residence – 20,000 sq. ft. Minimum Required Area)
East	Single-family Residences	R-1-20000 (Single-family Residence – 20,000 sq. ft. Minimum Required Area)
South	Single-family Residences	R-1-20000 (Single-family Residence – 20,000 sq. ft. Minimum Required Area)
West	Single-family Residences	R-1-20000 (Single-family Residence – 20,000 sq. ft. Minimum Required Area)

GENERAL PLAN/COMMUNITY PLAN	**LAND USE DESIGNATION**	**MAXIMUM DENSITY**
Altadena Community Plan	2 – Low Density (1 to 6 du/gross ac)	1 to 6 du/gross acre

ENVIRONMENTAL DETERMINATION

Categorical Exemption, Class 4 – Minor Alterations to Land

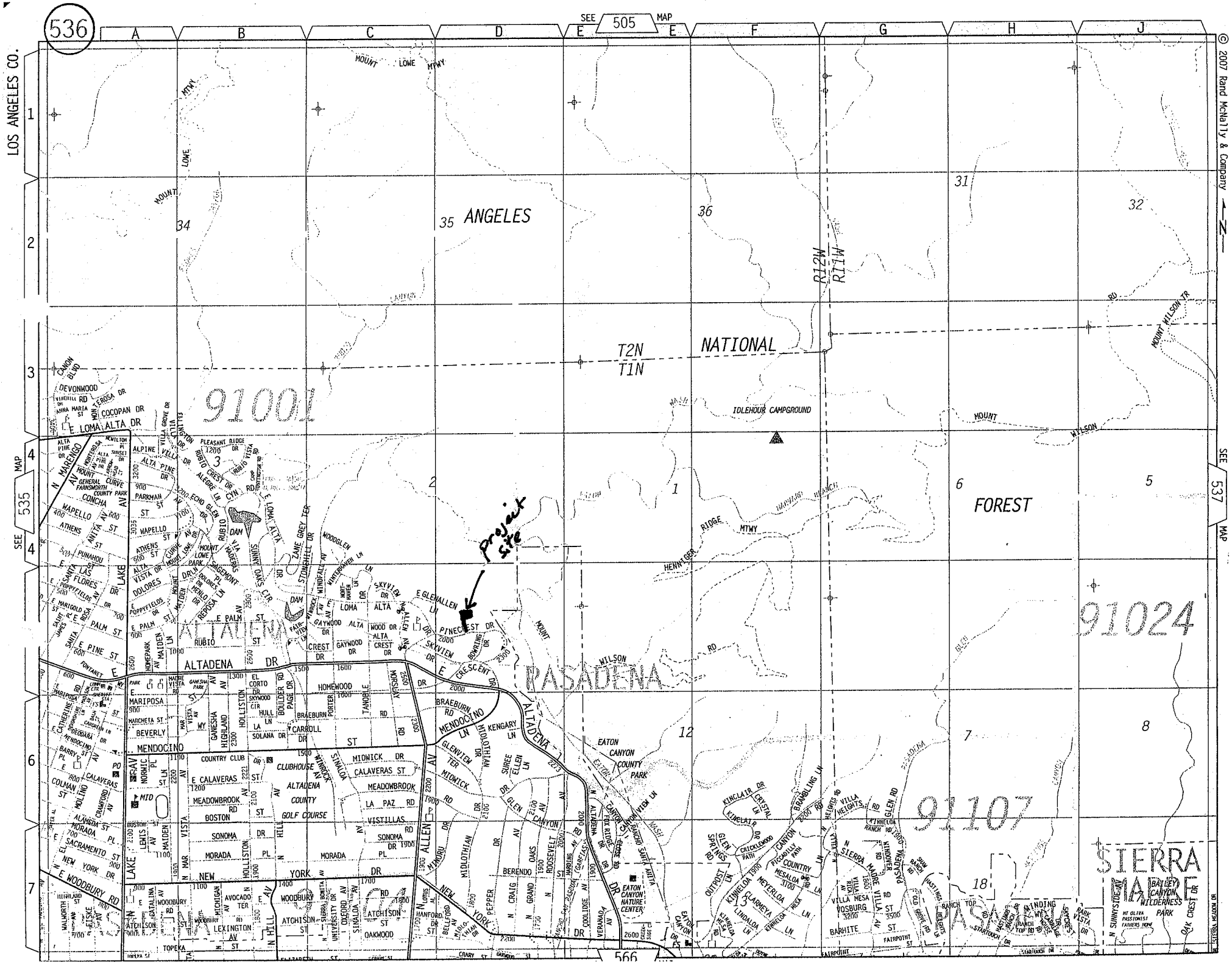
RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON: Steve Mar		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING):		
SPEAKERS* (O) 0 (F) 0	PETITIONS (O) 0 (F) 0	LETTERS (O) 0 (F) 0

*(O) = Opponents (F) = In Favor


536
SEE MAP 505
SEE MAP 535
SEE MAP 537
SEE MAP 566
LOS ANGELES CO.
© 2007 Rand McNally & Company
ANGELES
NATIONAL
FOREST
T2N
T1N
R12W
R11W
IDLEHOUR CAMPGROUND
Project Site
91001
91024
91107
ALTADENA
PASADENA
SIERRA MADRE
EATON CANYON COUNTY PARK
EATON CANYON NATURE CENTER
BALDWIN CANYON WILDERNESS PARK
ALTADENA DR
E LOMA ALTA DR
E MENDOCINO
E CALAVERAS
MEADOWBROOK
BOSTON
SONOMA
MORADA
NEW YORK
E WOODBURY RD
ALLEN AV
LAKE
MARENGO
HILL
MIDLOTHIAN
ROOSEVELT
BERENDO
CRAIG
GRAND OAKS
PEPPER
MIDWICK
GLENVIEW TER
SUREE ELLEN
KENGARY LN
BRAEBURN RD
MENDOCINO LN
HOMEWOOD
CARROLL
CLUBHOUSE
ALTADENA COUNTY GOLF COURSE
COUNTRY CLUB
MIDWICK DR
CALAVERAS ST
LA PAZ RD
VISTILLAS
SONOMA DR
MORADA PL
WOODBURY
ATCHISON ST
OAKWOOD
LEXINGTON AV
TOPEKA
CRARY ST
E GLENVALLEN LN
PINECREST DR
SKYVIEW DR
E CRESCENT DR
WILSON RD
MOUNT WILSON
MOUNT LOWE MTWY
HENNINGER RIDGE MTWY
CANYON BLVD
DEVONWOOD
COCOPAN DR
PLEASANT RIDGE DR
ALPINE VILLA DR
ALTA PINE DR
PARKMAN ST
MAPELLO ST
ATHENS ST
PUNAHOU
E PALM ST
E PINE ST
E MARIGOLD
E POPPYFIELDS DR
MARIPOSA
MARCHETA ST
BEVERLY
COLMAN ST
MORADA PL
E SACRAMENTO ST
NEW YORK DR
WOODGLEN
STONEHILL DR
WINTERGRAVEN LN
LANE GREY TER
SUNNY OAKS CIR
RUBIO
VIA MADERAS
SAGEMONT
MOUNT LOWE PARK
DOLORES
REPOSA LN
MAIDEN
HOMEPARK AV
GAYWOOD DR
WOOD DR
ALTA CREST DR
LOMA ALTA
EL CORTO DR
SKYWOOD CIR
HULL
BOULDER RD
PAGE DR
BRAEBURN
PORTER
TANOBLE
HOLLISTON
GANESHA
HIGHLAND
LA SOLANA DR
NORMIC
CALAVERAS
MOLINO
CRAWFORD
ALAMEDA
MORADA
LEWIS
MAIDEN
VISTA
N MAR
HOLLISTON
N HILL
MICHIGAN
AVOCADO TER
WOODBURY
ATCHISON
SINALOA
UNIVERSITY DR
OXFORD AV
SIERRA BONITA AV
LOTUS
HANFORD
BELLFORD
ALTADENA
MIDLOTHIAN
CANYON
CANYON VIEW LN
CANYON RIDGE DR
CANYON RANCHO SANTA ANITA
CANYON CREST DR
CANYON VIEW
CANYON CREST
CANYON
COOLIDGE AV
VERANDA
EATON CANYON
KINCLAIR DR
KINCLAIR
CRYSTAL
BRAMBLING LN
VILLA HEIGHTS
GLEN RD
GLEN SPRINGS
CRICKLEWOOD PATH
PICCADILLY PATH
COUNTRY MESA
KINNELOA
MEYERLOA
CLARMEYA
LINDALOA
KINNELOA MESA
OUTPOST LN
VILLA MESA
ROSBURG
BARHITE
FAIRPOINT ST
RANCH TOP RD
WINDING WAY
STANTOUCH DR
SIERRA MADRE BLVD
HASTINGS RD
GROVE RD
PARK VISTA
N SUNNYSIDE AV
OAK CREST DR
MT OLIVA PASSIONISTS FATHERS 1924
SIERRA MADRE BLVD

STAFF REPORT
PROJECT NUMBER R2008-00433-(5)
OAK TREE PERMIT NUMBER 201000028

PROPOSED DESCRIPTION

The applicant requests an oak tree permit to encroach into the protected zones of four (4) ordinance-sized oak trees (two (2) mature trees and two (2) immature trees) in association with the demolition of an existing single-family residence and the construction of a new hillside single-family residence.

REQUIRED ENTITLEMENTS

An oak tree permit is required for the encroachment into the protected zone of an oak tree. Per Section 22.56.2060 of the County Code a person shall not cut, destroy, remove, relocate, inflict damage or encroach into a protected zone of any tree of the oak genus which is 25 inches or more in circumference (eight inches in diameter) as measured four and one-half feet above the mean natural grade on any lot or parcel of land within the unincorporated area of Los Angeles County unless an oak tree permit is first obtained.

LOCATION

The subject property is located at 2115 Pinecrest Drive in Altadena and in the Altadena Zoned District.

Assessor's Parcel Number: 5857-007-009

Community Standards District (CSD): Altadena CSD
Town Council / Homeowners Association: Altadena Town Council

SITE PLAN DESCRIPTION

The site plan depicts a proposed new single-family home, along with the four ordinance-sized impacted coast live oak trees with driplines and protection zones, located on a sloped flag lot of approximately 0.71 acres located along Pinecrest Drive. The existing single-family residence on the site will be demolished. The largest trees on the site, Trees #1 and #2, are located on a southerly slope behind the existing house. Trees #3 and #4 are young trees that sit roughly on the east and west property lines, respectively. A new cantilevered deck will encroach into the protection zones of Trees #1 and #2 and proposed exterior walls, stairs, foot-paths and/or fencing will encroach into the protection zones of Trees #3 and #4. Additional oaks occur on-site or off-site within 200 feet of the proposed project. Surrounding land uses consist of open space hillside to the north and single-family residences immediately to the south, east, and west.

EXISTING ZONING

Subject Property: The subject property is zoned R-1-20000 (Single-family Residence – 20,000 sq. ft. Minimum Required Area).

Surrounding Zoning:

- North: R-1-20000 (Single-family Residence – 20,000 sq. ft. Minimum Required Area) zone.
- East: R-1-20000 (Single-family Residence – 20,000 sq. ft. Minimum Required Area) zone.
- South: R-1-20000 (Single-family Residence – 20,000 sq. ft. Minimum Required Area) zone.
- West: R-1-20000 (Single-family Residence – 20,000 sq. ft. Minimum Required Area) zone.

EXISTING LAND USE

Subject Property: The subject property is a single-family residence located at 2115 Pinecrest Drive in Altadena and in the Altadena Zoned District.

Surrounding Land Uses:

- North – Open Space
- East – Single-family Residences
- South – Single-family Residences
- West – Single-family Residences

PREVIOUS CASES/ZONING HISTORY

Ordinance No. 5541 adopted on May 9, 1950 established the R-1-20000 zone on the property.

COC200800124 – Certificate of Compliance recorded June 27, 2008.

ENVIRONMENTAL DETERMINATION

The Department of Regional Planning has determined that a Categorical Exemption, Class 4 - Minor Alterations to Land, is the appropriate environmental documentation under California Environmental Quality Act (CEQA) and the Los Angeles County Environmental Document Reporting Guidelines, since the project consists of only minor alterations in the condition of the land and vegetation and does not involve removal of healthy, mature, scenic trees.

STAFF EVALUATION

General Plan Consistency

The subject property is located within the Altadena Community Plan (Community Plan), a component of the Los Angeles Countywide General Plan (General Plan). The property is designated as 2 – Low Density Residential in the Community Plan. The 2 land use designation is defined as areas with one (1) to six (6) dwelling units per gross acre and corresponds to common suburban tract residential development. The purpose of this category is to maintain existing single-family neighborhoods. There are no policies in the plan that specifically addresses oak tree encroachments.

The proposed single-family dwelling on the subject property is compatible with this land use designation.

Zoning Ordinance and Development Standards Compliance
Pursuant to Section 22.56.2060 of Title 22, destroying, removing, relocating, damaging or encroaching into a protected zone of any tree of the oak genus which is 25 inches or more in circumference is prohibited without a permit. The protected zone is the area extending five feet beyond the dripline of the tree or 15 feet from the trunk, whichever is greater.

Pursuant to Section 22.56.2140, staff referred a copy of the applicant's oak tree report to the County Forester to review the accuracy of statements contained therein, and to inspect the project site.

Neighborhood Impact/Land Use Compatibility
The subject property is surrounded by single-family residences and vacant land. The encroachment of four oak trees to accommodate the construction of a new single-family residence will not have an adverse impact on the neighborhood.

BURDEN OF PROOF
The applicant is required to substantiate all facts identified by Section 22.56.2100 of the Los Angeles County Code. The Burden of Proof with applicant's responses is attached **(Attachment A)**. Staff is of the opinion that the applicant has met the burden of proof.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS
The County Forester provided comments and requirements in a letter dated August 16, 2010 (letter attached and conditions). The County Forester conditioned that the applicant meet all requirements for the future encroachment into the protected zones of the four subject oak trees on the project site. Staff concurs with the Forester's requirements and mitigations dated August 16, 2010.

PUBLIC COMMENTS
No public comments had been received at this time of this report.

FEES/DEPOSIT
If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

LEGAL NOTIFICATION AND PUBLIC OUTREACH
Pursuant to the provisions of Section 22.56.2130 of the County Code, the Notice of Public Hearing was advertised in The Pasadena Star News San Gabriel Valley Tribune, on January 27, 2011.

Case information materials, including the Notice of Public Hearing, Staff Report and Site Plan were forwarded to the Altadena Library located at 600 East Mariposa Street, Altadena, on February 9, 2011. The same materials were also posted on the Department of Regional Planning's website.

STAFF 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:

Staff recommends **APPROVAL** of project number R2008-00433, Oak Tree Permit No. 201000028 subject to the attached conditions.

Prepared by Steven Mar, Regional Planning Assistant II, Zoning Permits East
Reviewed by Maria Masis, Supervising Regional Planner, Zoning Permits East

Attachments:
Factual
Draft Conditions of Approval
Draft Findings
Applicant's Burden of Proof Statement
Oak Tree Permit Burden of Proof
Environmental Documentation
County Forester's Letter
Site Photographs
Site Plan
Land Use Map
Oak Tree Report & Map

HEARING OFFICER'S FINDINGS AND ORDER:

PROJECT NO. R2008-00433-(5)

OAK TREE PERMIT NO. 201000028

HEARING DATE: March 1, 2011

SYNOPSIS:
The applicants, Dori Levanoni and Sacha Malin, are requesting an oak tree permit for the encroachment into the protected zones of four oak trees (two mature trees and two immature trees) in association with the demolition of an existing single-family residence and the construction of a new hillside single-family residence located in the R-1-20000 (Single Family Residence – 20,000 sq. ft. Minimum Required Area) Zone within the Altadena Zoned District. RPP 201000808 is for the proposed construction of the single family dwelling and is pending on approval of this subject oak tree permit.

PROCEEDINGS BEFORE THE HEARING OFFICER:
A duly noticed public hearing was held on March 1, 2011 before the Hearing Officer. The applicant, Larry Mar, testified in favor of the proposed project. There being no further testimony, the Hearing Officer closed the public hearing, indicated his intent to approve project R2008-00433-(5) with conditions.

Findings

1. The subject property is located at Pinecrest Drive, in the unincorporated community of Altadena. The property is a rectangular shaped flag lot parcel with access from a driveway via Pinecrest Drive. The project site is located in the Altadena Zoned District within the unincorporated community of Altadena.

2. The applicants, Dori Levanoni and Sacha Malin, are requesting an oak tree permit for the encroachment into the protected zones of four oak trees in association with the demolition of an existing single-family residence and the construction of a new hillside single-family residence located in the R-1-20000 (Single-family Residence – 20,000 sq. ft. Minimum Required Area) Zone within the Altadena Zoned District. RPP 201000808 is an application for the construction of a new single family dwelling and is pending approval of this subject oak tree permit.

3. The subject property is located within the Altadena Community Plan and has a land use designation of 2 - Low Density Residential (1 to 6 du/ac) characterized as areas with common suburban tract residential development. The purpose of this category is to maintain existing single-family neighborhoods.

4. The proposed single-family dwelling on the subject property is compatible with this land use designation and is compatible with the existing residential uses within the surrounding community.

5. The subject property is zoned R-1-20000 (Single-family Residence – 20,000 sq. ft. Minimum Required Area) and is established for single-family residences, group homes, second units, family childcare homes, and adult residential facilities.

6. The proposed single-family residence will meet all requirements of code sections 22.20.105, 22.20.110 and 22.20.120.

7. The property is surrounded by single family residences in all directions. The proposed use is compatible with the surrounding neighborhood.

8. Pursuant to the provisions of Sections 22.56.2130 of the County Code, the community was appropriately notified of the public hearing by newspaper, library posting and DRP website posting.

9. Ordinance No. 5541 adopted on May 9, 1950 established the R-1-20000 zone on the property and a Certificate of Compliance was recorded for the property on June 27, 2008.

10. The Department of Regional Planning has determined that a Categorical Exemption, Class 4– Minor Alterations to Land, is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements.

11. The County Forester is of the opinion that the oak tree report prepared by the certified arborist on July 14, 2010 accurately addresses the impacts to the oak resources on the site. The Forester recommends approval of the oak tree permit subject to the conditions provided in the Forester's report dated August 16, 2010.

12. The Hearing Officer finds that, the proposed construction of proposed use will be accomplished without endangering the health of the remaining trees subject to this Part 16, if any, on the subject property.

13. 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 the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

A. That the proposed construction will be accomplished without endangering the health of the four oak trees on the subject property that are subject to Part 16 of Title 22 of the County Code;

B. That the proposed encroachment into the protected zone of four oak trees will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated; and

C. That the proposed encroachment into the protected zone of four oak trees will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure;

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for oak tree permit as set forth in Sections 22.56.2100, Title 22, of the Los Angeles County Code (Zoning Ordinance).

HEARING OFFICER ACTION:

1. The Hearing Officer finds that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA). The project is within a class of projects, which have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Section 15303 of the State CEQA Guidelines and Class 4 - Minor Alterations to Land, Categorical Exemption of the County Environmental Document Reporting Procedures and Guidelines, Appendix G.

2. In view of the findings of facts presented above, Oak Tree Permit No. R201000028 is **APPROVED**, subject to the attached conditions.

c: Zoning Enforcement, Building and Safety, Forestry

MM: SM
3/1/2011

This grant authorizes an Oak Tree Permit for the encroachment into the protected zone of four oak trees associated with Plot Plan 201000808 located at 2115 Pinecrest Drive, in the Altadena Zoned District subject to the following conditions:

1. This permit shall comply with all Oak Tree Permit conditions, requirements, mitigation trees and non-permitted action and violations contained in County Forester letter dated August 16, 2010 (attached hereto) to the satisfaction of the County Forester, except as otherwise modified or required by the County Forester. In addition, should any oak tree die as a result of an approved encroachment, requiring the planting of mitigation trees an acorn from a locally indigenous species shall also be planted at the same time as and within the watering zone of each mitigation tree. This grant shall only allow for the encroachment within the protected zone of the Oak Genus identified as Tree Numbers 1, 2, 3, and 4 on the applicant's site plan map and Oak Tree Report.

2. This permit SHALL NOT be effective until the plot plan is approved for the demolition of an existing single-family residence and the construction of a new hillside single-family residence, demonstrating the need to encroach upon said trees

3. This grant shall not be effective for any purpose 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 of the conditions of this grant, and until all required fees have been paid pursuant to the attached County Forester's letter dated August 16, 2010.

4. 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.

5. 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. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.

6. 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 pay the Department of Regional Planning an initial deposit of $5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

   a. If during the litigation process, actual costs 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 the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

   b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein. The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.

7. This grant shall expire unless used within two (2) years from the date of approval. A one-year time extension may be requested in writing and with payment of the applicable fee at least six (6) months prior to the expiration date.

8. 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 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.

9. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.

10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law statue, 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. 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. **The permittee shall deposit with the County of Los Angeles the sum of $200.00.** The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for one (1) inspection. Inspections shall be unannounced and may be coordinated with the County Forester.

    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 Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $200.00 per inspection or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. **The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County of Los Angeles Fire Department a sum of $300**. Such fees shall be used to compensate the County Forester $100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with the conditions of approval. The above fees provide for three (3) 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.

12. 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, 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.

13. 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, and conditions of approval.

14. The trees on other portions of the subject property not included within the site plan must be protected with chain link fencing thus restricting storage, machinery storage or access during construction.

15. Where grading or any other similar activity is specifically approved within the protected zone, the permittee shall provide an individual with special expertise acceptable to the director to supervise all excavation or grading proposed within the protected zones and to further supervise, monitor and certify to the County Forester and fire warden the implementation of all conditions imposed in connection with the permittee's oak tree permit.

16. Any excavation or grading allowed within the protected zone or within 15 feet of the trunk of a tree, whichever distance is greater, is limited to hand tools or small hand-power equipment. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist. This grant also permits corrective pruning and clearance pruning for this project under the supervision of the retained arborist.

17. Topography and drainage patterns around oak trees to remain shall not be altered in a manner which causes water to pond around the base of the tree(s).

18. 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 by a qualified Certified Arborist or Certified Tree Worker. 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. Copies of these guidelines are available from the County of Los Angeles Fire Department, Forestry Division. Prior to pruning any branches over two-inches in diameter, the landscape contractor shall meet on-site with the permittee's oak tree consultant to receive direction on the pruning cuts to be made. In no case shall more than 20% of the tree canopy of any one tree be removed.

19. Root-pruning within the protected zones of the subject oaks shall be reduced to the minimum amount that is absolutely necessary. All roots pruned shall consist of clean, 90°-angle cuts, utilizing sharp hand tools and shall not be sealed unless directed by the County Forester.

20. The ivy growing around Tree #1 and #2 shall be completely removed.

21. A layer of organic, fine-medium wood mulch with a depth of 2-3 inches shall be placed under the driplines of Trees #1 and #2. Keep mulch at least six inches away from base of trunks. Thereafter, allow natural leaf litter to accumulate around the trunks of all preserved oak trees.

22. No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained.

23. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.

24. 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.

25. Except as otherwise expressly authorized by this grant, the 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.

26. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for any tree specified above that dies as a result of the approved encroachments. Mitigation trees shall consist of indigenous varieties of *Quercus agrifolia* or *Quercus englemannii* grown from a local seed source.

27. Each mitigation tree shall be at least a 15-gallon specimen in size and measure on (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 (1) inch in diameter one (1) foot above the base.

28. Mitigation trees shall be planted within one (1) year of the inadvertent destruction of any oak tree. Mitigation trees shall be planted either on site or at an off-site location approved by the County Forester. Alternatively, 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."

29. The permittee shall properly maintain each mitigation 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 mitigation 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.

30. All mitigation 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.

31. All replacement trees shall be planted on native undisturbed soil. The first two irrigations or watering of planted trees shall incorporate the addition of a mycorrhizae product (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 trees and shall be performed to the satisfaction of the County Forester.

32. The new perimeter wall and/or fence and fence posts shall be placed in such a manner to accommodate the roots and trunks of the oak trees nearby. Space required between the fence ad tree trunks and canopies will vary dependent on the age of the tree, the lean of the trunk(s), and location of any lateral branches that may come in contact with the fence. The arborist shall make this determination upon review of the new fence/post plan. Holes for the fence posts shall be hand-dug and shall be moved as needed to avoid severing roots greater than 2" in diameter.

33. The easterly property line fence shall be designed to accommodate for future growth of Tree #3. The fence should be annually inspected by the property owner to insure that the gap is sufficient for unobstructed trunk growth. The fencing materials should be designed so that the closest segments may be moved to allow for unobstructed growth. The fencing materials should be designed so that the closest segments may be moved to allow for unobstructed growth.

34. The project arborist shall review and approve plans for new landscaping and irrigation, and the construction drawing for grading and drainage improvements to insure that they are in substantial compliance with the nature of the impacts described in the Oak Tree Evaluation & Impact Report.

35. Within 10 working days of completion of the work approved under this permit, the oak tree consultant shall provide a project certification letter to the County Forester. The permittee shall be responsible for notifying and coordinating all conditions with the County and the project's oak tree consultant.

36. 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.

37. Post-construction, the permittee shall annually monitor the subject oak trees for a minimum of three years and shall provide annual reports to the County Forester and to the Department of Regional Planning.

38. 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.

39. 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.

Attachment:
County Forester's Letter, August 16, 2010

SM 03/01/2011

COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 890-4330

RECEIVED
AUG 18 2010

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN

August 16, 2010

Phillip Estes, Principal Regional Planner
Department of Regional Planning
Zoning Permits Section
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Estes:

OAK TREE PERMIT #2010-00028, 2115 PINECREST DRIVE, ALTADENA

We have reviewed the "Request for Oak Tree Permit #2010-00028." The project is located at 2115 Pinecrest Drive in the unincorporated area of Altadena. 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 Christine Cuba, the consulting arborist, dated July 14, 2010.

We recommend the following as conditions of approval:

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, deposit with the County of Los Angeles Fire Department a sum of $300. Such fees shall be used to compensate the County Forester $100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with the conditions of approval. The above fees provide for three (3) 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, 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 chain link 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 (and pruning) within the protected zone of four (4) trees of the Oak genus identified as Tree Numbers 1, 2, 3, & 4 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 to the extent possible and treated as recommended by the consulting arborist. This grant also permits corrective pruning and clearance pruning for this project under the supervision of the retained 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. Copies of these guidelines are available from the County of Los Angeles Fire Department, Forestry Division. 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.

MITIGATION TREES:

10. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for any tree specified above that dies as a result of the approved encroachments.

11. Each mitigation 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. Mitigation trees shall consist of indigenous varieties of *Quercus agrifolia* or *Quercus englemannii* grown from a local seed source.

13. Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. Mitigation trees shall be planted either on site or at an off-site location approved by the County Forester. Alternatively, 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 mitigation 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 mitigation 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 mitigation 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.

If you have any additional questions, please contact this office at (818) 890-5758.

Very truly yours,

Michael Y. Takeshita

MICHAEL Y. TAKESHITA, ASSISTANT CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

MYT:jl

Enclosure

C-00433

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

OAK TREE PERMIT BURDEN OF PROOF

Please identify the number of oak trees proposed for:

0 Removal **4 Encroachment** **4 To Remain** **4 Total existing oak trees**

Pursuant to Zoning Code Section 22.56.2100, the applicant shall substantiate the following:

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

A. That the proposed construction or proposed use will be accomplished without endangering the health of the remaining trees subject to Part 16 of Chapter 22.56, if any, on the subject property.

Project grading and structures have been designed to accommodate the two (2) mature oak trees in the center of the property and to allow for growth of the two immature oaks that occur on the east and west property lines without endangering their immediate or future health.

B. That the removal or relocation of the oak tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.

No oaks will be removed or relocated.

C. That in addition to the above facts, at least one of the following findings must apply:

1. That the removal of oak tree(s) proposed is necessary as continued existence at present location(s) frustrates the planned improvement or proposed use of the subject property to such an extent that:
   a. Alternate development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or
   b. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized, or
2. That the oak tree(s) proposed for removal or relocation interfere with utility service 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 tree(s), or
3. That the oak tree(s) proposed for removal, with reference to seriously debilitating disease or other danger of falling, is such that it cannot be remedied through reasonable preservation procedures and practices.
4. That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.

No jurisdictional-sized oak trees will be removed or relocated as a result of the project. The proposed encroachment of the four (4) oak trees will not be contrary to or be in substantial conflict with the intent and purpose of the the oak tree permit procedure.

PINECREST 2115

NEW SINGLE FAMILY RESIDENCE

ARCHITECT

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lic. 25190

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email: info@danielsonsurveying.com

GEOTECHNICAL

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CALABASAS, CA 91302
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fax: 818-222-8546

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PASADENA, CA 91101
tel: 626-578-7000
fax: 626-578-7373
e-mail: lmar@ldcla.com

STRUCTURAL

xxx
xx
xxx
xxx
tel xxx
fax xxx

MECHANICAL

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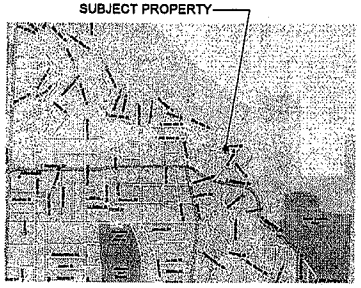
831-372-8328 x16
831-372-4613 Fax
steven@meg4.com

SEPTIC

MEG HENRY
ENSITU ENGINEERING INC.685 Main Street Suite A
MORRO BAY, CA 93442
Tel: (805) 772-0150
Fax: (805) 772-0813
meg@ensitu.com

VICINITY MAP

SUBJECT PROPERTY



PROJECT AREA INFO

APN #: 5857-007-009

PARCEL AREA: 31,100 SF

FLAG LOT

TYPE V

OCCUPANCY: R-3

2 STORIES

BUILDING INFO

LOT SIZE(S)

LOT SIZE	33139 SF
LOT SIZE W/O 'POLE'	30856 SF

MAX GROSS STUCTURAL AREA

30856 SF x (.25) + 1000 SF = 8714 SF

GROSS STRUCTUAL AREA

FIRST FLOOR	3238 SF
SECOND FLOOR	3239 SF
TOTAL	6477 SF

MAX LOT COVERATE AREA

30856 SF x (.25) + 1000 SF = 8714 SF

LOT COVERAGE

FIRST FLOOR	3238 SF
GARAGE	551 SF
2ND FLOOR ON GRADE	1710 SF
TOTAL	5499 SF

POOL	672 SF

CONTENTS

SHEET INDEX

A0.1 TITLE SHEET
C 1.1 SITE PLAN
C 1.2 SITE SECTIONS
A1.1 PROPOSED SITE PLAN
A2.1 PROPOSED FLOOR PLAN
A2.2 PROPOSED FLOOR PLAN
A2.3 PROPOSED ROOF PLAN

FIRE NOTES

1. Fire resistive assemblies for the protection of openings, when required by the Building Code shall comply with Building Code 715 and Table 715.4

2. Every sleeping room below the fourth story shall have at least one exterior emergency escape and rescue opening. Required openings shall have a minimum net clear opening of 5.7 SF with a minimum clear height of 24 inches and a clear width of 20 inches. Building Code 1025

3. (SD) Smoke Alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup. Where more than one smoke alarm is required to be installed within an individual dwelling unit, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. Building Code 907.2.10.2 and 907.2.10.3

4. All roof coverings shall be Class "A" as specified in Building Code 1505.2. Wood Shingle and wood shake roofs are PROHIBITED in Very High Fire Hazard Severity Zones, regardless of classification. (Fire Code 4710.1.2

5. Roof valley flashings shall be not less than 0.019-inch (N. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch wide underlayment consisting of one layer of No. 72 ASTM cap sheet meeting running the full length of the valley. (Fire Code 4710.1.3)

6. Roof gutters shall be provided with a means to prevent the accumulation of leaves and debris in the gutter (Fire Code 4710.1.4)

7. Roof and attic vents shall resist the intrusion of flame and embers into the attic area of the structure. Vent opening shall be protected by corrosion-Q resistant, noncombustible wire mesh with 1/4-inch openings. Vents shall not be installed in eaves or cornices. (Fire Code 4710.2.1 & 4710.3.2)

8. Eaves and soffits shall meet one of the following:
a. Noncombustible construction on the exposed underside OR
b. Protected by ignition-resistant materials OR
c. Meet the requirements of SFM 12-7A-3 (Fire Code 4710..2.3)

9. Exterior walls shall meet one of the following:
a. Approved non combustible construction OR
b. Ignition resistant material OR
c. Heavy Timber construction OR
d. Log wall construction OR
e. Provide protection from the intrusion of flames and embers in accordance with standard SF 12-7A-1 (Fire Code 4715.1)

10. Exterior wall vents shall resist the intrusion of flame and embers into the structure or vent openings shall be protected by corrosion resistant, noncombustible wire mesh with 1/4 inch openings. (Fire Code 4715.2.1)

11. Exterior windows, window walls, glazed doors, and glazed openings within exterior doors shall meet one of the following:
a. Multi-pane glazing units with a minimum of one tempered pane OR
b. Glass block units OR
c. Have a fire-resistance rating of not less than 20 minutes, when tested according to ASTM E 2010 OR
d. Meet the performance standards of SFM 12-7A-2

12. Exterior door assemblies shall meet one of the following:
a. Approved noncombustible construction OR
b. Solid core wood having stiles and rails not less than 1-3/8-inch thick with interior panel thickness not less than 1-1/2-inch thick or
c. Minimum 20 minute fire resistance rating when tested according to ASTM E 2074 OR
d. Conform to performance standards SFM 12-7A-1

13. Decking, surfaces, stair treads, risers, and landings of decks, porches, and balconies where any portion of such surface is within 10 feet of the primary structure shall comply with one of the following:
a. Ignition resistant material AND meet SFM 12-7A-4 parts A and B OR
b. Approved noncombustible construction OR
c. Heavy timber construction OR
d. Exterior fire retardant treated wood construction

14. Cantilever and overhanging appendages and floor projections shall maintain the ignition-resistant integrity of the exterior wall or the projection shall be enclosed to grade. (Fire Code 4716.2.1)

15. Under-floor areas shall be enclosed to the grade with exterior wall, except as follows:
a. Ignition-resistant material construction
b. Heavy timber construction
(Fire Code 4716.2.2)

16. Prior to building permit final approval, the property shall be in compliance with the vegetation clearance requirements prescribed in California Public Resources Code Section 4291, California Government Code Section 51182 and this code. (Fire Code 4706.3)

17. Clearance of brush and vegetative growth shall be maintained per Fire Code 317.2.2

PINECREST 2115
2115 PINECREST DR.
ALTADENA, CA 91001

PLAN REVISION LOG

NO.	DATE	DESCRIPTION

DRAWING PRINT LOG

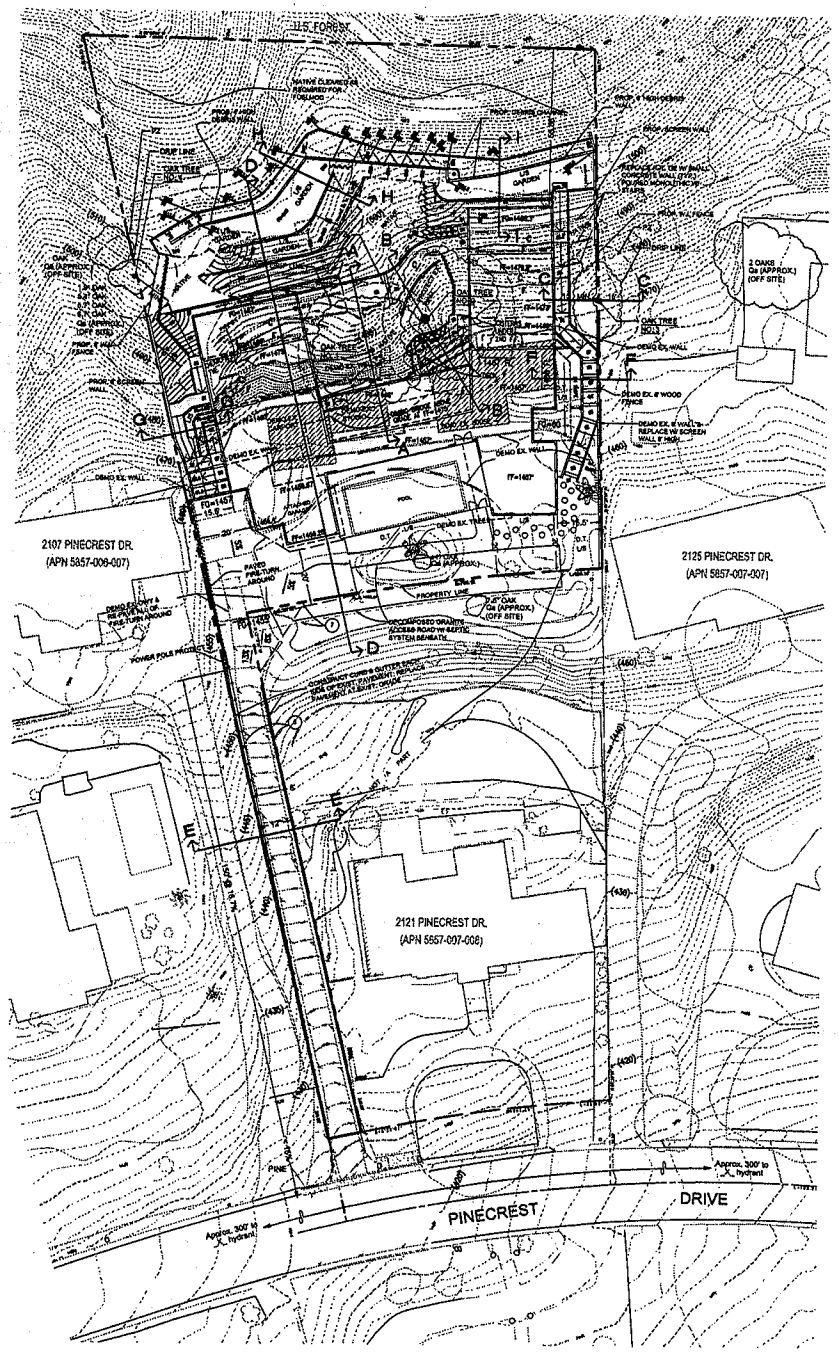
NO.	DATE	DESCRIPTION
1.	1/13/11	SITE PLAN SUBMITTAL

SHEET TITLE:
TITLE SHEET

PROJECT NO: 0622D

PRINT DATE: 2/10/2011

SHEET NO: A0.1



LEGEND

- PROTECTED ZONE
- OAK TREES TO REMAIN
- OAK TREES TO BE REMOVED *
- * NO OAK TREES ARE PROPOSED FOR REMOVAL.

D.T.	DROUGHT TOLERANT
FF	FINISH FLOOR
FG	FINISH GRADE
L/S	LANDSCAPE
W.I.	WROUGHT IRON
	PROPERTY LINE
	DAYLIGHT LINE
	NEW RETAINING WALL
	RETAINING WALL REPLACING RAILROAD TIE WALL
	RETAINING WALL REQUIRED FOR SETBACK
	NEW SCREEN WALL
	LANDSCAPE PATH STEPPING STONES
C F	CUT/FILL LINE
	SLOPE
	BUILDINGS TO BE DEMOLISHED

NOTE:

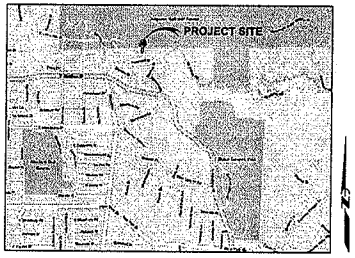
"PROTECTED ZONE" OF AN OAK TREE EXTENDS 5' FROM THE DRIPLINE OUTWARD, OR A MINIMUM OF 15' FROM THE TRUNK; WHICHEVER DISTANCE IS GREATER.

FIRE NOTES

1. Building address numbers shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1
2. The required fire flow for PUBLIC fire hydrants at this location is 2000 gpm, at 20 psi residual pressure, for a duration of 2 hours over and above maximum daily domestic demand. Fire Code 508.3 and Fire Department Regulation 8.
3. All fire hydrants shall measure 6" x 2-1/2", brass or bronze, conforming to American Water Works Association Standard C503, or approved equal; and shall be installed in compliance with Fire Department Regulation 8. Fire Code 508.1.1
4. All required PUBLIC fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4
5. All roof coverings shall be Class "A" as specified in Building Code 1505.2. Wood-shingle and wood-shake roofs are PROHIBITED in Very High Fire Hazard Severity Zones, regardless of classification. (Fire Code 4710.1.2)
6. Roof valley flashings shall be not less than 0.019-inch (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch wide underlayment consisting of one layer of No. 72 ASTM cap sheet meeting running the full length of the valley. (Fire Code 4710.1.3)
7. Roof gutters shall be provided with a means to prevent the accumulation of leaves and debris in the gutter. (Fire Code 4710.1.4)
8. Exterior wall vents shall resist the intrusion of flame and embers into the structure or vent openings shall be protected by corrosion resistant, noncombustible wire mesh with 1/4 inch openings. (Fire Code 4715.2.1)
9. Decking, surfaces, stair treads, risers, and landings of decks, porches, and balconies where any portion of such surface is within 10 feet of the primary structure shall comply with one of the following:

   Ignition resistant material AND meet SFM 12-7A-4 parts A and B OR
   Approved noncombustible construction OR
   Heavy timber construction OR
   Exterior fire retardant treated wood construction
   (Fire Code 4716.1.1)
10. Cantilever and overhanging appendages and floor projections shall maintain the ignition-resistant integrity of the exterior walls or the projection shall be enclosed to grade. (Fire Code 4716.2.1)
11. Under-floor areas shall be enclosed to the grade with exterior walls, except as follows:

    Ignition-resistant material construction OR
    Heavy timber construction
    (Fire Code 4716.2.2)
12. Prior to building permit final approval, the property shall be in compliance with the vegetation clearance requirements prescribed in California Public Resources Code Section 4291, California Government Code Section 51182 and this code.(Fire Code 4708.3)
13. Clearance of brush and vegetative growth shall be maintained per Fire Code 317.2.2



VICINITY MAP
NOT TO SCALE

ITEM NO:

6. A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND DRIVEWAY PURPOSES PER INSTRUMENT NUMBER 90-1714214 OF OFFICIAL RECORDS DATED OCTOBER 9, 1990.
7. AN EASEMENT FOR INGRESS AND EGRESS AND DRIVEWAY PURPOSES PER INSTRUMENT NUMBER 90-1714213 OF OFFICIAL RECORDS DATED OCTOBER 9, 1990.

GREEN PROGRAM NOTES

Green Building Requirements, Chapter 22.52, Part 20 (as applicable)

Smart Irrigation Controller (Section 22.52.2130.C.2.a)
a smart irrigation controller shall be installed for all landscaping.
Energy Conservation
the project shall be designed to achieve at least 15% more energyefficiency than the 2005 California Energy Efficiency Standards, Title 24, Part 6 (Section 22.52.2130.C.1).
Resource Conservation
the project shall recycle and/or salvage the minimum amount ofnon-hazardous construction and demolition debris (Section 22.52.2130.C.4) and in compliancewith requirements set forth by the Department of Public Works, Environmental Programs Division.

Drought-Tolerant Landscaping Requirements, Chapter 22.52, Part 21 (as applicable)

Landscaping (Section 22.52.2230.A, B)
Plants must be selected from the County's "Drought - tolerantplant list." Also, group plants with similar watering needs.

Low Impact Development (LID) Requirements, Chapter 22.52, Part 22 (as applicable)

Best Management Practices (BMPs)
LID BMPs shall be installed as required by the Department of Public Works (DPW) pursuant to the County's "Low Impact Development Standards Manual,"unless modified or waived by DPW.

GRAPHIC SCALE (IN FEET)
1 inch = 20 ft.

REGISTERED PROFESSIONAL ENGINEER LARRY L. MAR No. 55069 EXP. 6-30-10 CIVIL STATE OF CALIFORNIA

DATE CHANGED	CHANGED BY	REVISION

DRAWN BY M.K.
CHECKED BY C.C.
DESIGNED BY C.C.

APPLICANT:

MS. SACHA MALIN & MR. DORI LEVANONI
1744 Braeburn Road
Altadena, Ca 91001
Ph.: (626) 791-9893

SOURCE:

ARCHITECT:
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TEL: (310) 829-9932 FAX: (310) 829-5641

SURVEYOR:
DANIELSON SURVEYING
13916 TYLER STREET, SYLMAR, CA 91342
TEL: (818) 362-8886 FAX: (818) 362-8000

SITE PLAN
SINGLE FAMILY RESIDENCE

2115 PINECREST DRIVE
ALTADENA, CA 91001

IN THE COUNTY OF LOS ANGELES

PREPARED BY:

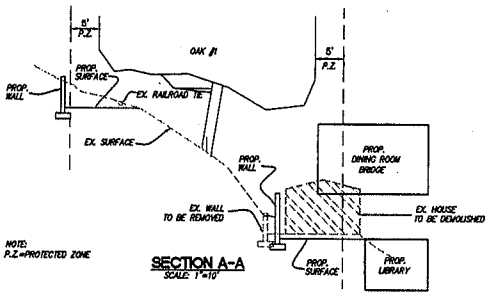
LAND DESIGN CONSULTANTS, INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
199 South Los Robles Ave., Suite 250, Pasadena, California 91101
Ph.: (626) 578-9001, Fax: (626) 578-7373
http://www.ldcla.com

LDC

LARRY L. MAR R.C.E. No. 55069 Date

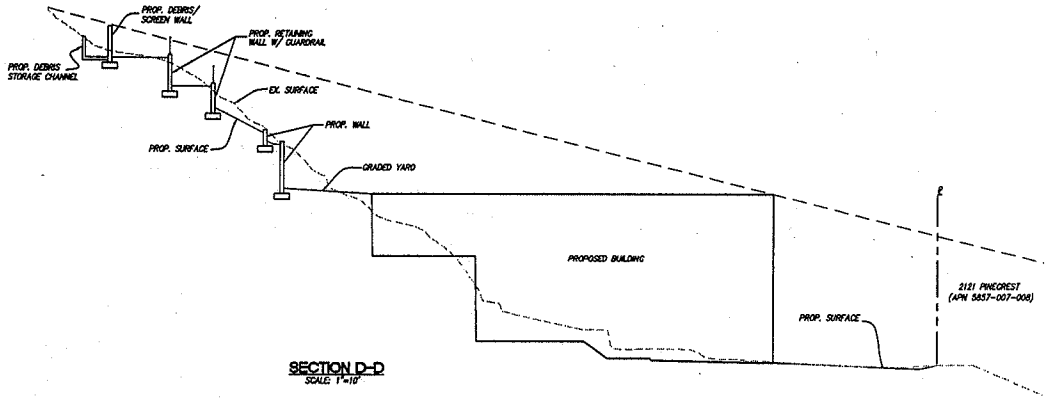
Proj. No. 09043-001
SHEET 1 OF 2

07/13/10 13:08:23 pm
X:\PROJECTS\09043\Plans\Site Plan.dwg

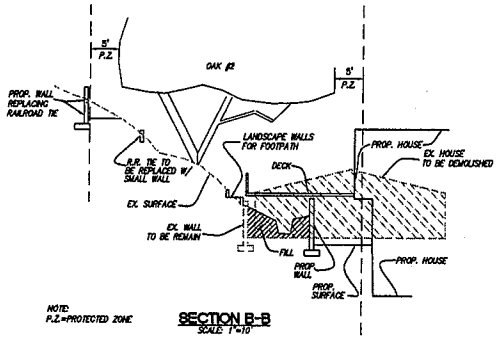


NOTE:
P.Z.=PROTECTED ZONE

SECTION A-A
SCALE: 1"=10'

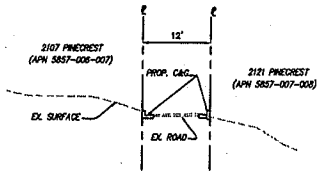


SECTION D-D
SCALE: 1"=10'

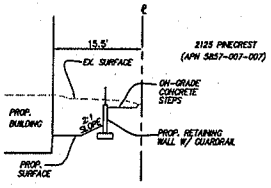


NOTE:
P.Z.=PROTECTED ZONE

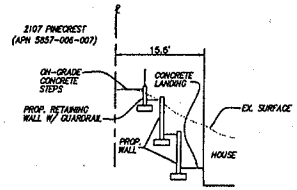
SECTION B-B
SCALE: 1"=10'



SECTION E-E
SCALE: 1"=10'



SECTION F-F
SCALE: 1"=10'



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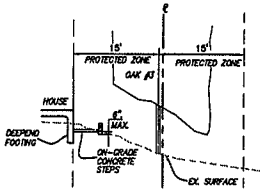
SCALE: 1"=10'



SECTION C-C
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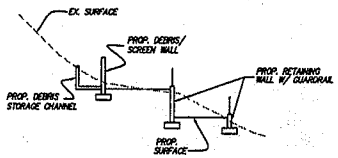

SECTION H-H
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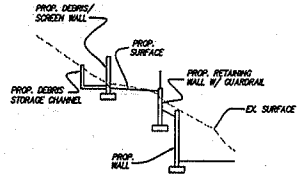

SECTION I-I
SCALE: 1"=10'

10 5 0 10 20 30
GRAPHIC SCALE (IN FEET)
1 inch = 10 ft.
Horizontal & Vertical

REGISTERED PROFESSIONAL ENGINEER
LARRY L. MAR
No. 55069
EXP. 6-30-10
CIVIL
STATE OF CALIFORNIA

DATE CHANGED	CHANGED BY	REVISION	
			DRAWN BY M.K.
			CHECKED BY C.C.
			REVIEWED BY C.C.

APPLICANT:
MS. SACHA MALIN & MR. DORI LEVANONI
1744 Braeburn Road
Altadena, Ca 91001
Ph.: (626) 791-9893

SOURCE:

ARCHITECT:
STUDIO OF ENVIRONMENTAL ARCHITECTURE
1920 OLYMPIC BLVD., SANTA MONICA, CA 90304
TEL: (310) 829-9932 FAX: (310) 829-5641

SURVEYOR:
DANIELSON SURVEYING
13916 TYLER STREET, SYLMAR, CA 91342
TEL: (818) 362-8886 FAX: (818) 362-8000

SITE PLAN
SINGLE FAMILY RESIDENCE

2115 PINECREST DRIVE
ALTADENA, CA 91001

IN THE COUNTY OF LOS ANGELES

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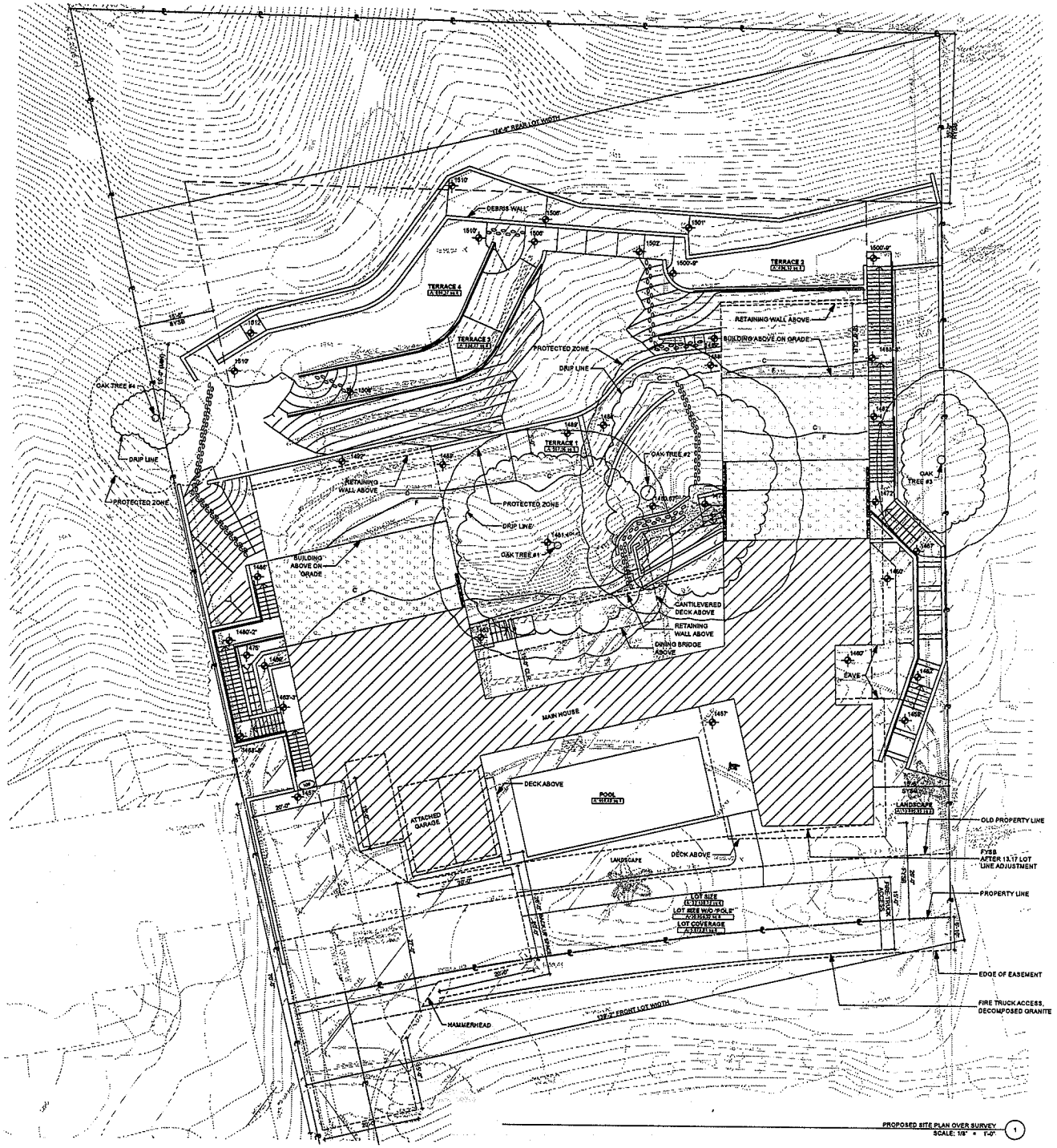
LDC

LARRY L. MAR R.C.E. No. 55069 Date

Proj. No. 09043-001
SHEET 2 OF 2

2:\PROJ\09043001\PLANNING\SITEPLAN\SHEETS\site Plan alt 2.dwg 07/13/10 15:06:32 ssmo



PROPOSED SITE PLAN OVER SURVEY (1)
SCALE: 1/8" = 1'-0"

GREEN BUILDING NOTES

1. BUILDING TO BE 15% MORE ENERGY EFFICIENT THAN TITLE 24 2005 EFFICIENCY STANDARDS
2. RECYCLE / REUSE - 50% OF NON-HAZARDOUS CONSTRUCTION / DEMOLITION DEBRIS BY WEIGHT
3. INSTALL SMART IRRIGATION CONTROLLER

DAVID HERZ ARCHITECTS

PINECREST 2115
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ALTADENA, CA 91001

PLAN REVISION LOG		
NO.	DATE	DESCRIPTION

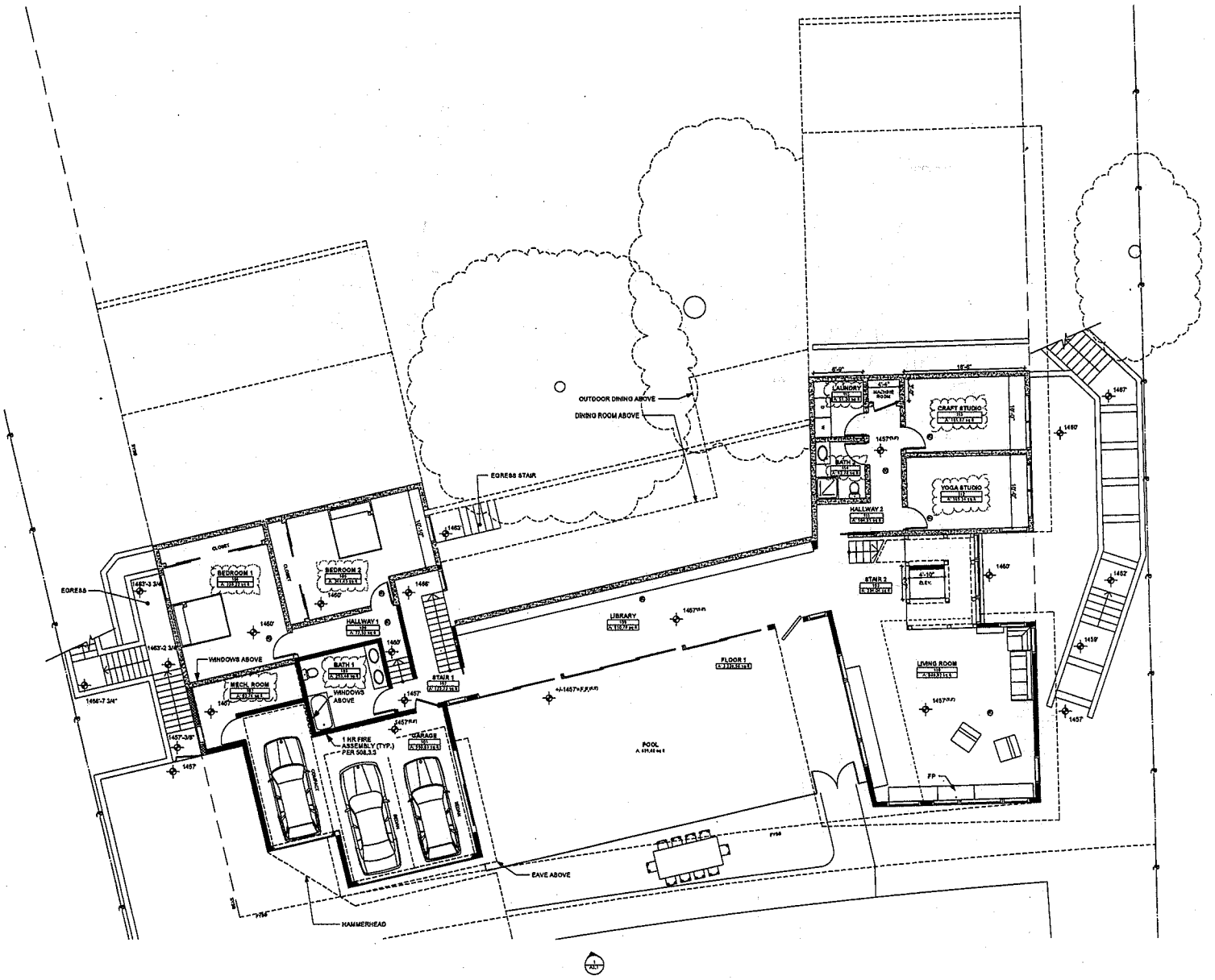
DRAWING PRINT LOG		
NO.	DATE	DESCRIPTION

SHEET TITLE:
PROPOSED SITE PLAN

PROJECT NO: 0622D

PRINT DATE: 2/10/2011

SHEET NO: A1.1



PROPOSED GROUND FLOOR
SCALE: 3/16" = 1'-0"

WALL TYPE
Demo Wall
(E) Wall
Retaining Wall
Poured Concrete Wall
Ext. 2x6, Stucco Wall
Int. 2x6, Gyp Wall
Int. 2x4, Gyp Wall
1 HR Fire Barrier

PROPOSED BEDROOM: 5
3 PARKING SPACES

BEDROOM AS DEFINED BY CARMEN SAINZ - 'ARMOIRE' METHOD: 8
4 PARKING SPACES

ROOMS THAT CAN FIT ARMOIRES: 15,
10 PARKING SPACES

PINECREST 2115
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PLAN REVISION LOG		
NO.	DATE	DESCRIPTION

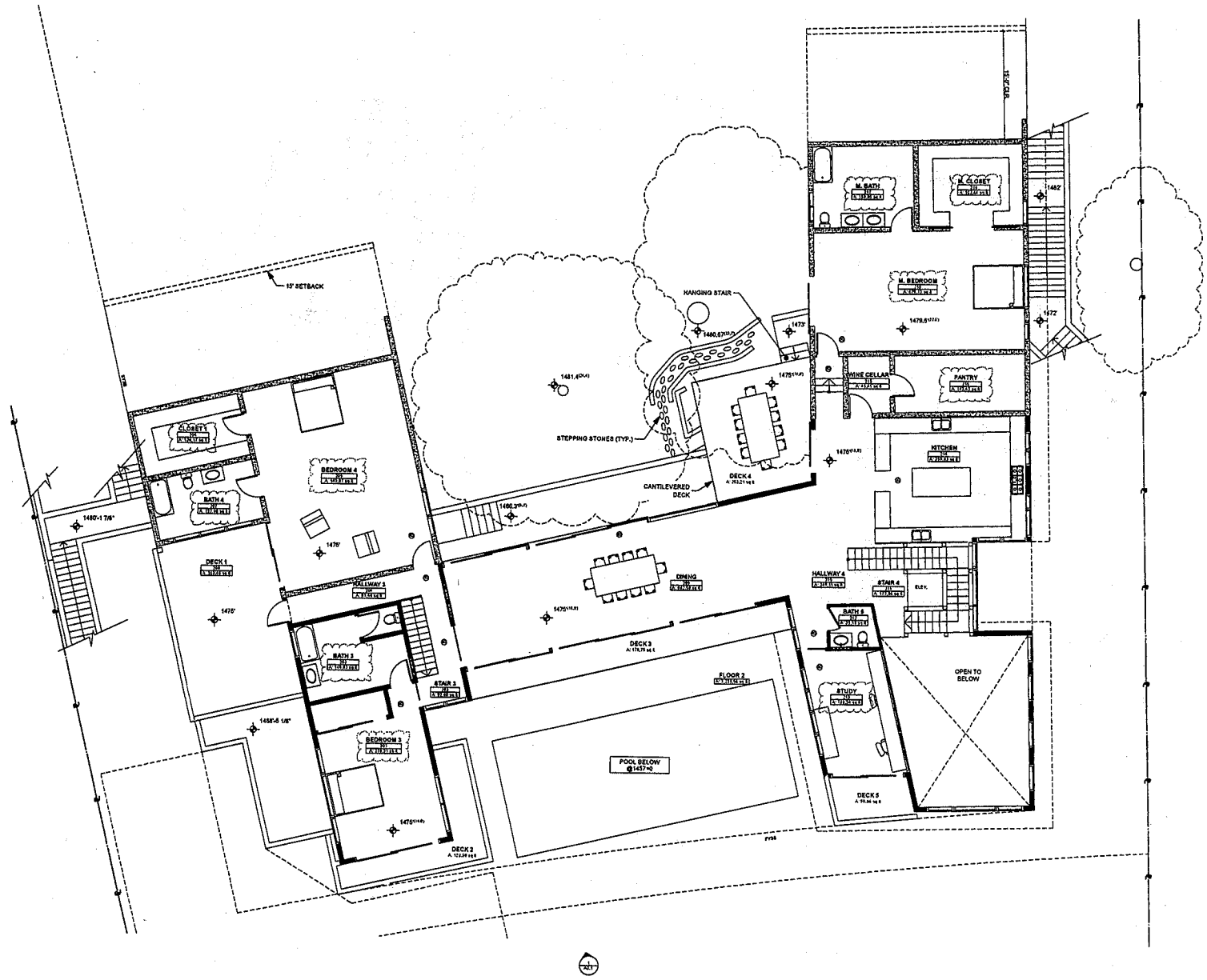
DRAWING PRINT LOG		
NO.	DATE	DESCRIPTION

SHEET TITLE:
PROPOSED FLOOR PLAN

PROJECT NO.: 0622D

PRINT DATE: 2/10/2011

SHEET NO.: A2.1



PROPOSED SECOND FLOOR
SCALE: 3/16" = 1'-0"

WALL TYPE
Demo Wall
(E) Wall
Retaining Wall
Poured Concrete Wall
Ext. 2x6, Stucco Wall
Int. 2x6, Gyp Wall
Int. 2x4, Gyp Wall
1 HR Fire Barrier

PROPOSED BEDROOM: 5
3 PARKING SPACES

BEDROOM AS DEFINED BY CARMEN SAINZ - 'ARMOIRE' METHOD: 8
4 PARKING SPACES

ROOMS THAT CAN FIT ARMOIRES: 18,
10 PARKING SPACES

PINECREST 2115
2115 PINECREST DR.
ALTADENA, CA 91001

PLAN REVISION LOG		
NO.	DATE	DESCRIPTION

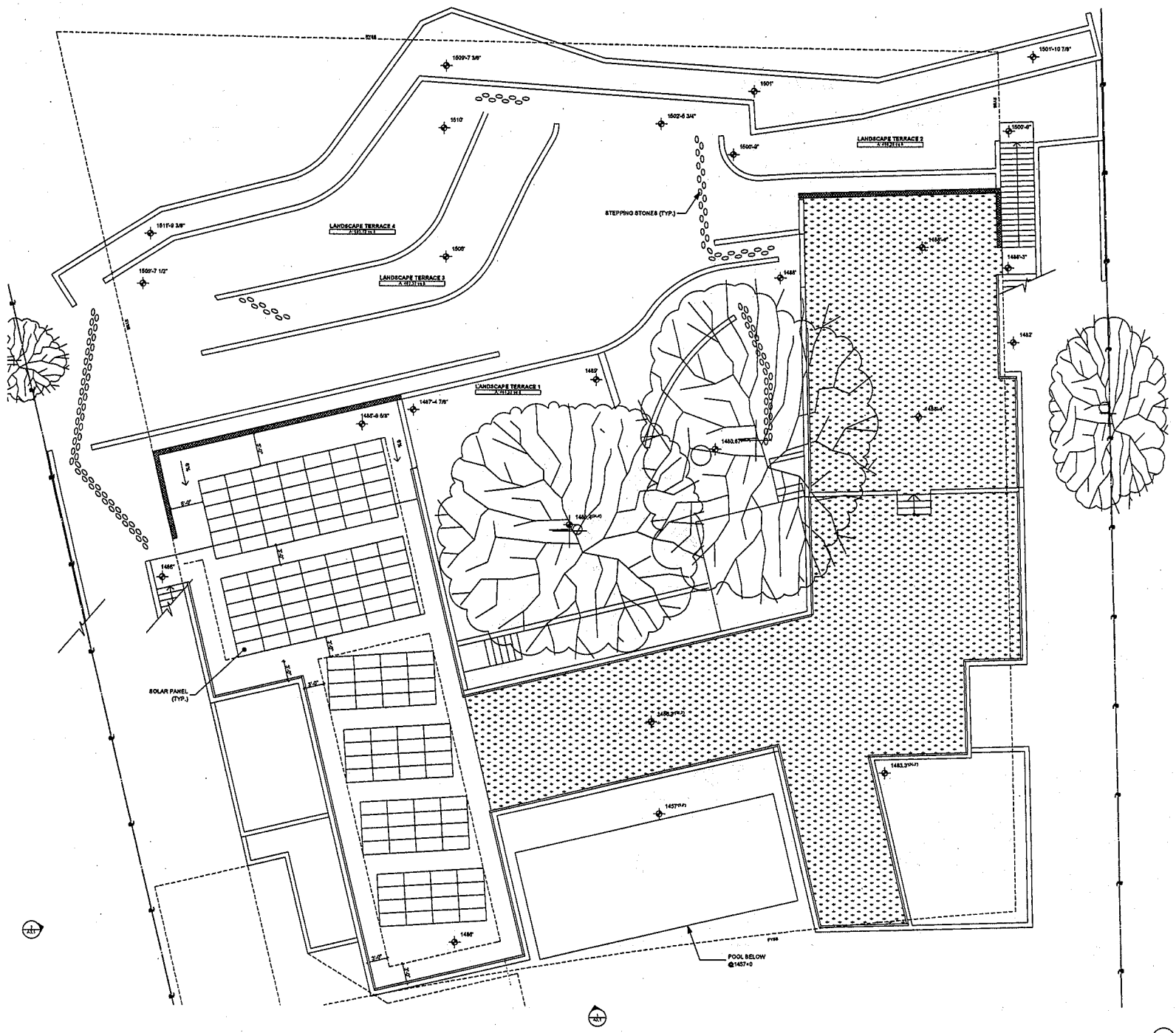
DRAWING PRINT LOG		
NO.	DATE	DESCRIPTION

SHEET TITLE:
PROPOSED FLOOR PLAN

PROJECT NO: 0622D

PRINT DATE: 2/10/2011

SHEET NO: A2.2



ROOF PLAN
SCALE: 3/16" = 1'-0"

ROOF NOTES

TOTAL ROOF SURFACE
A-7 [illegible]

TOTAL GREEN ROOF
A-7 [illegible]

SOLAR PANEL FIELD
A-7 [illegible]

64 DEDICATED TO RESIDENCE

64 DEDICATED TO POOL

DAVID HERTZ ARCHITECTS

[illegible]

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PLAN REVISION LOG

NO.	DATE	DESCRIPTION

DRAWING PRINT LOG

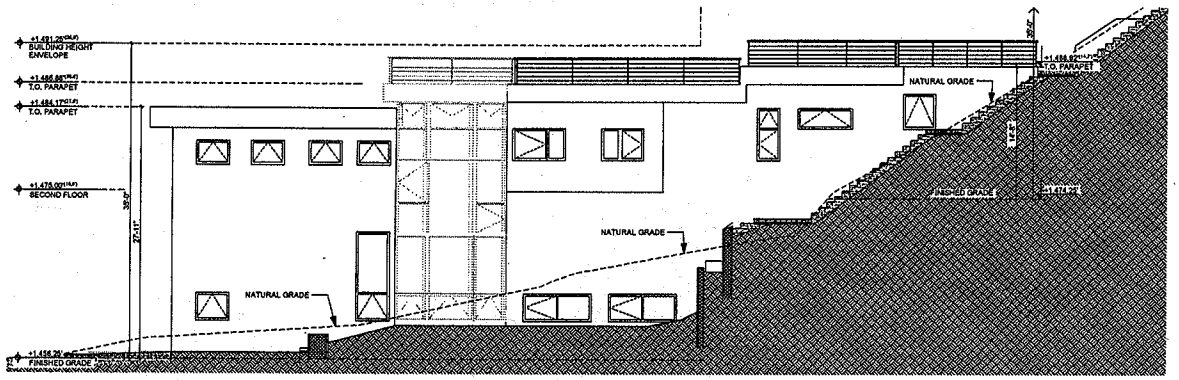
NO.	DATE	DESCRIPTION

SHEET TITLE
PROPOSED ROOF PLAN

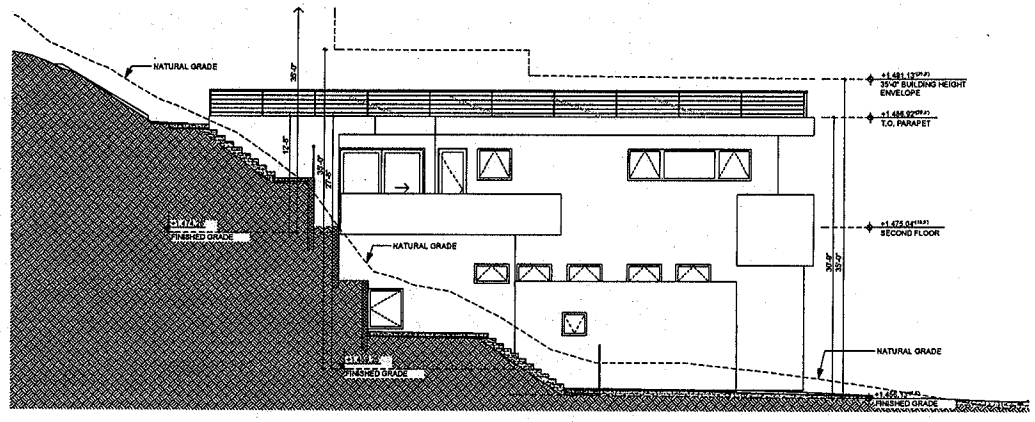
PROJECT NO. 0622D

PRINT DATE: 2/10/2011

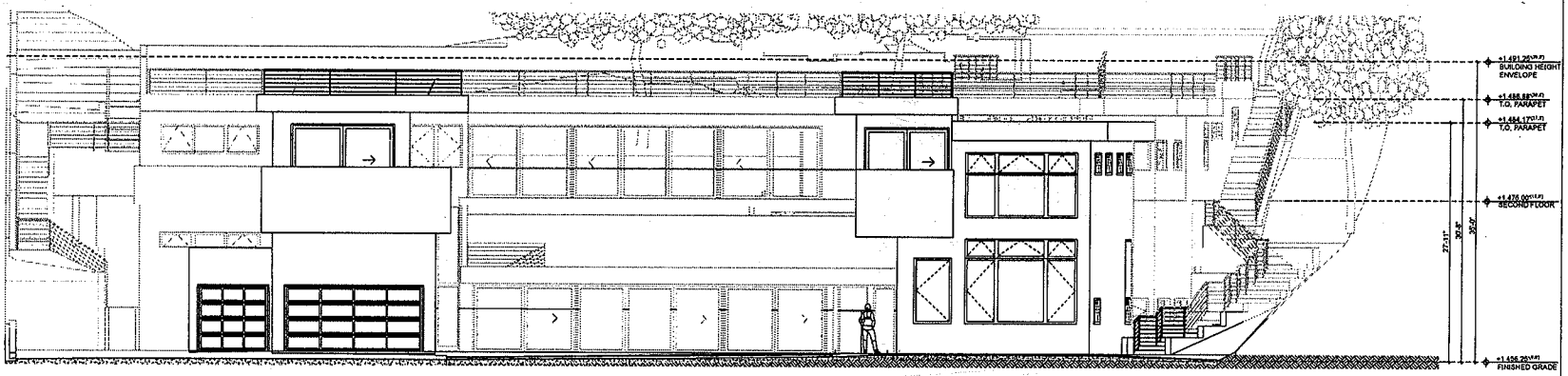
SHEET NO. A2.3



PROPOSED EAST ELEVATION
SCALE: 3/16" = 1'-0" (3)



PROPOSED WEST ELEVATION
SCALE: 3/16" = 1'-0" (2)



PROPOSED SOUTH ELEVATION
SCALE: 3/16" = 1'-0" (1)

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PLAN REVISION LOG

NO.	DATE	DESCRIPTION

ISSUING PERMIT LOG

NO.	DATE	DESCRIPTION

SHEET TITLE:
PROPOSED ELEVATIONS

PROJECT NO: 0622D

PRINT DATE: 2/10/2011

SHEET NO: A3.1

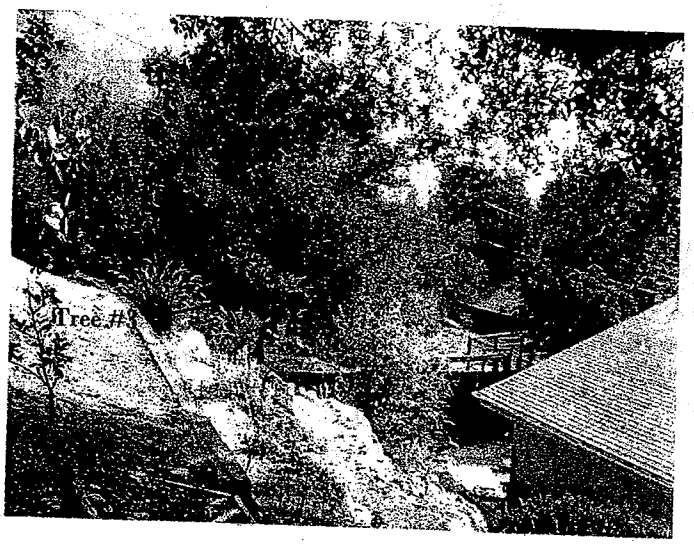

Photo 23 - Tree # 3 - facing east

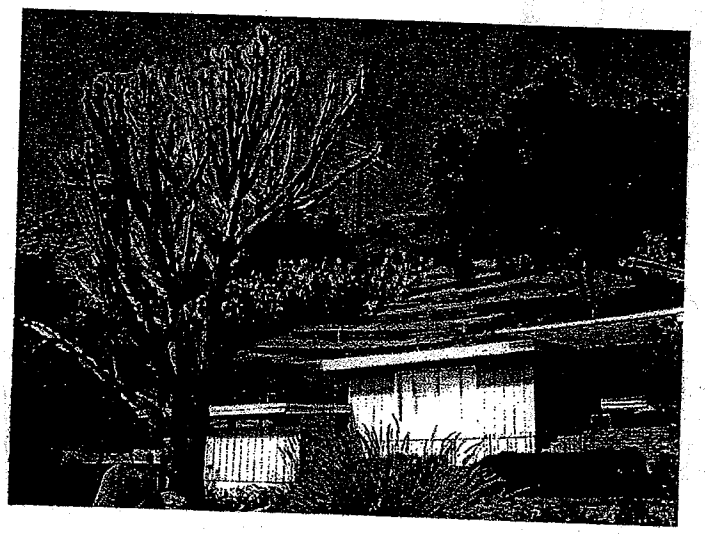

Photo 24 - Trees #1 and #4 facing northwest from the front yard

Photo 20 - Tree #2 facing northeast – illustrating the relation of the trunk, scaffold & lateral limbs to the existing grade

Photo 21 - Another view of the Tree #2's easterly trunk facing northeast up-slope

Photo 22 - Westerly trunk and laterals of Tree #2 facing north

Photo 17 - Tree #2 facing northwest

Photo 18 - Old pruning scar on the easterly trunk of Tree #2

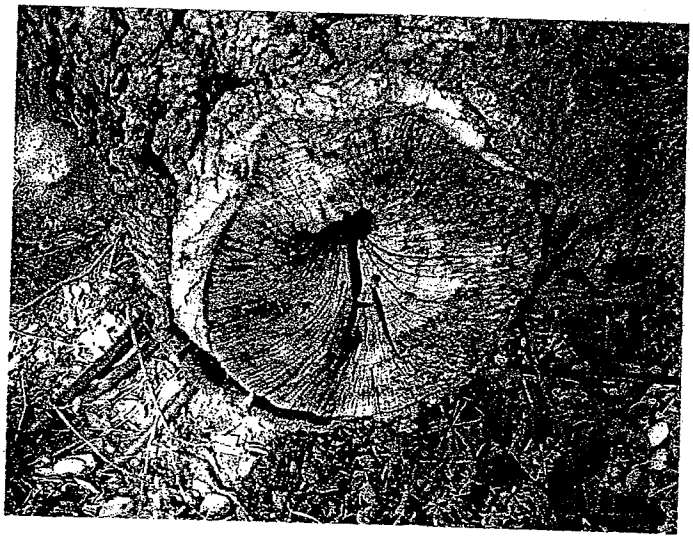

Photo 19 - Old pruning scar on the westerly trunk of Tree #2

Photo 14 - Facing east - Scaffold structure of easterly trunk on Tree #2; Tree #3 in background

Photo 15 - Tree #2 facing north

Photo 16 - Tree #1 in background on left and #2 on right – facing northwest

Photo 11 - Tree #1 and existing retaining structures facing west

Photo 12 - Tree #1 and #2 facing west

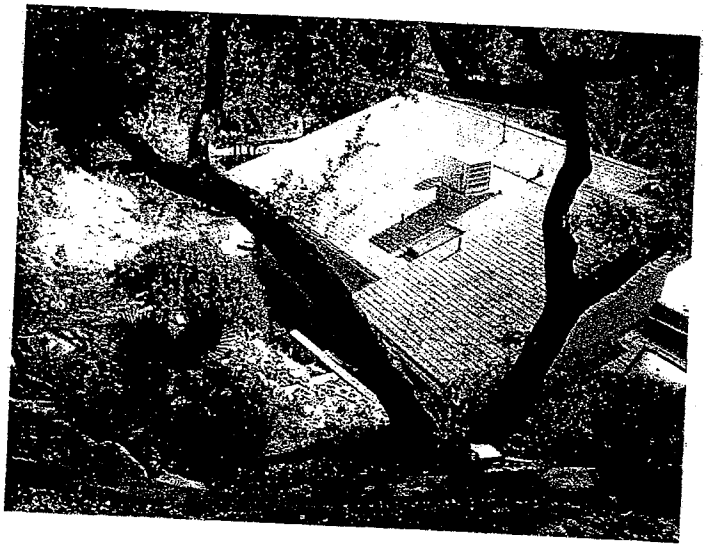

Photo 13 - Tree #2 facing southeast

Photo 8 - Tree #1 facing east – the lath in the left foreground represents the approximate northeast corner of the proposed 2nd story – west wing

Photo 9 - Tree #1 facing northwest – roof of existing carport and mother-in-law studio in lower left corner

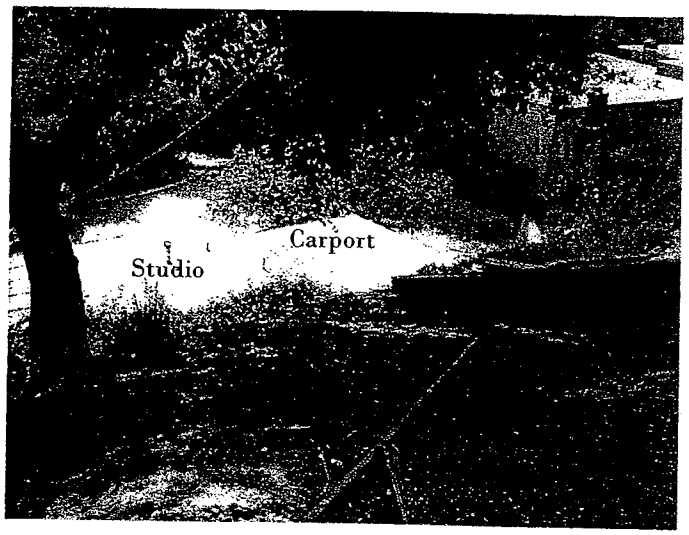

Photo 10 - Tree #1 facing southwest

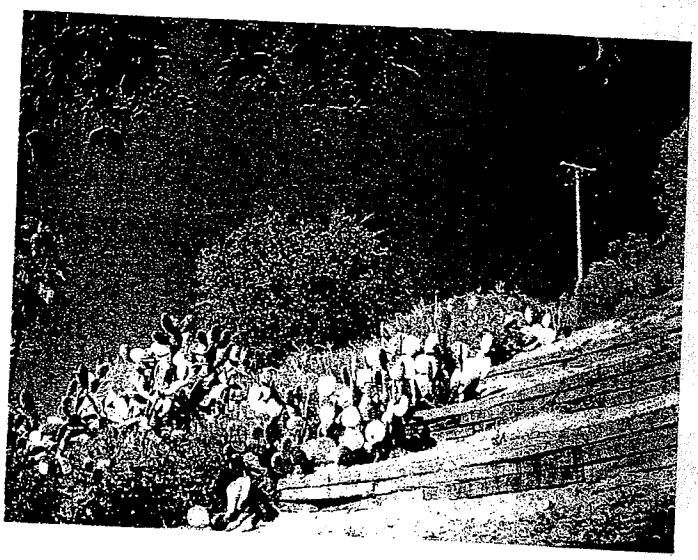

Photo 5 - Tree #4 facing northwest

Photo 6 - Tree #4 facing west

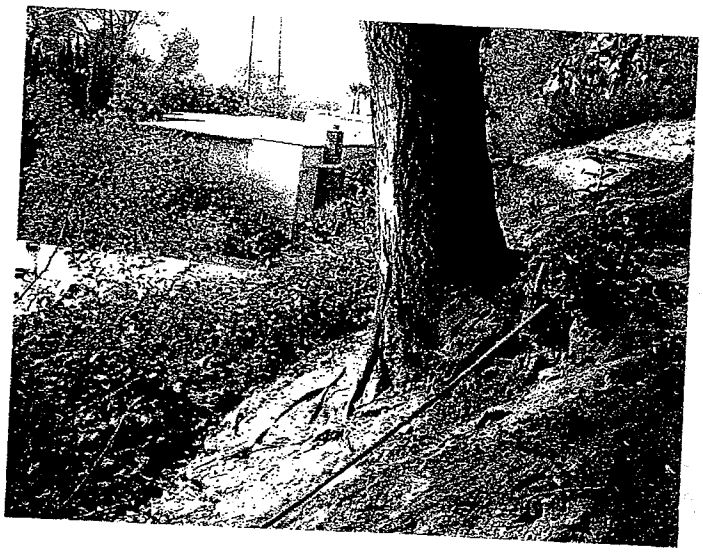

Photo 7 - Tree #1 facing west

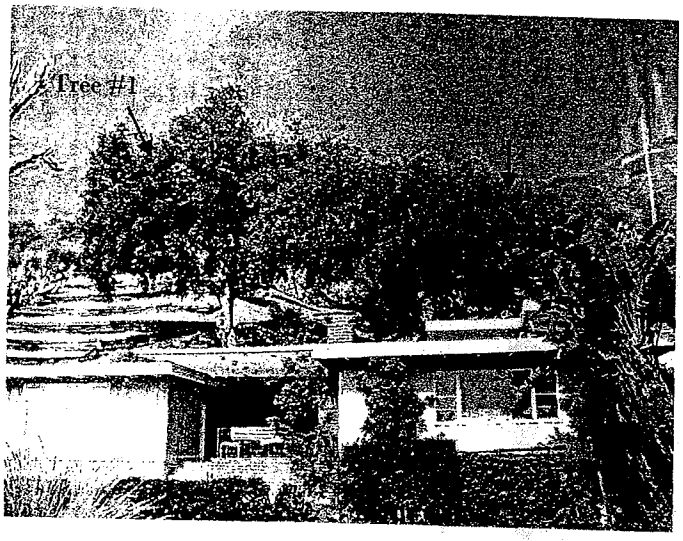

Photo 1 - Trees #1 and #2 facing north. Note existing rail road ties.

Photo 2 - Trees #1 and #2 facing northeast.

Photo 3 - Tree #3 facing east ←
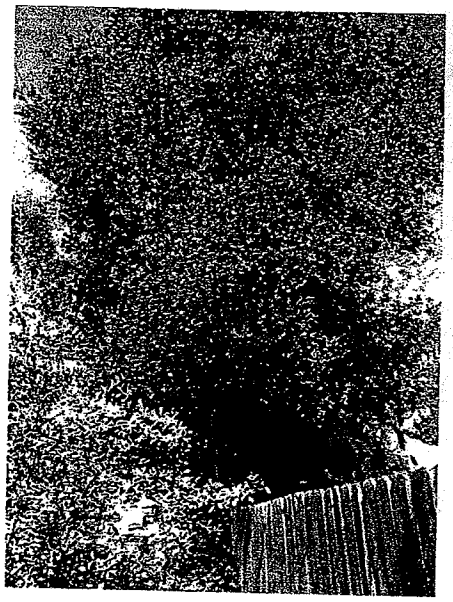
Photo 4 - Tree #3 facing north-east →