



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:

1 Removal _____ Encroachment 3 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.

The proposed house design is limited to 5' beyond the drip line of the remaining tree

nearest the pad of the house

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.

The removal of this tree which is located in the center of our proposed building pad will

be over excavated and compacted; site drainage and storm water erosion control will meet the la

county best management practices in making every effort to eliminate the discharge of non-storm ~~water from~~
SITE AT ALL TIME

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.

Three major oak trees reside on the property clustered at the center (see photos). Lake Vista

is the primary access road servicing the community while having a 70' roadway expansion

easement at the front of the property, with an additional 20' frontyard building set back

placing any reasonable building plan to require the building pad to conflict or overlap one of

the clustered oak trees, thus rendering the property unbuildable within the normal house

footprint

July 21, 2009

RE: 23470 Lake Vista

TO WHOM IT MAY CONCERN:

In June 2005 I purchased the above referenced Lot to build our family's dream home.

The previous owner has a permit to build a 3500 sq. ft. home on the property. I have a large family and, therefore, need a larger home to accommodate us. It is in my intention to have two sets of in-laws join us in the home. They are retired and in need of our assistance.

It appears that when this Lot was originally subdivided, they incorrectly placed the street on this property next to the existing street. As a result, my property line sits back approximately 70 feet from the existing pavement. There is a 20 foot set back from the property line, all of which imposes a severe hardship toward the building of my home.

In addition, there are 4 oak trees on the property, as shown in the attached photograph. One of these trees is too close to where we are forced to build the home. We would, therefore, most gratefully request an Oak Tree Permit, allowing us to remove this one tree.

My family and I greatly appreciate your consideration to this request, especially our in-laws who have been counting on this for a very long time.

Respectfully Submitted,



Rodger Ebrahimi