

# Hearing Officer Transmittal Checklist

Hearing Date  
05/21/2013  
Agenda Item No.  
6

**Project Number:** R2012-02356-(5)  
**Case(s):** Oak Tree Permit No. 201200037  
Environmental Assessment Case No. T201200246  
**Planner:** Brianna Menke

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

**Reviewed By:**  \_\_\_\_\_



Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012

**PROJECT NUMBER**      **HEARING DATE**  
 R2012-02356-(5)      5/21/2013

**REQUESTED ENTITLEMENTS**  
 ROAK 201200037

## PROJECT SUMMARY

### OWNER / APPLICANT

Darryl and Teri March

### MAP/EXHIBIT DATE

2/17/2011

### PROJECT OVERVIEW

The applicant is requesting an Oak Tree Permit to retroactively approve the encroachment into the protected zone of four oak trees by three existing garden sheds; and approve the encroachment into the protected zone of two oak trees (one of which is already encroached upon by an existing garden shed) by a proposed garage. All trees are identified as California Live Oak in an oak tree report dated September 27, 2012, prepared by Robert W. Wallace, Arboricultural Consultant.

### LOCATION

15626 Calle Hermosa, unincorporated Green Valley

### ACCESS

Calle Hermosa and Spunky Canyon Road

### ASSESSORS PARCEL NUMBER(S)

3227-030-047

### SITE AREA

25,000 square feet

### GENERAL PLAN / LOCAL PLAN

General Plan/AV Area Plan

### ZONED DISTRICT

BOUQUET CANYON

### LAND USE DESIGNATION

U-2 (Urban 2)

### ZONE

R-1-7500 (SINGLE-FAMILY RESIDENCES WITH MINIMUM 7,500 SQUARE FOOT LOT)

### PROPOSED UNITS

N/A

### MAX DENSITY/UNITS

### COMMUNITY STANDARDS DISTRICT

### ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption-Existing Facilities

### KEY ISSUES

### STAFF RECOMMENDATION

Approval

### CASE PLANNER:

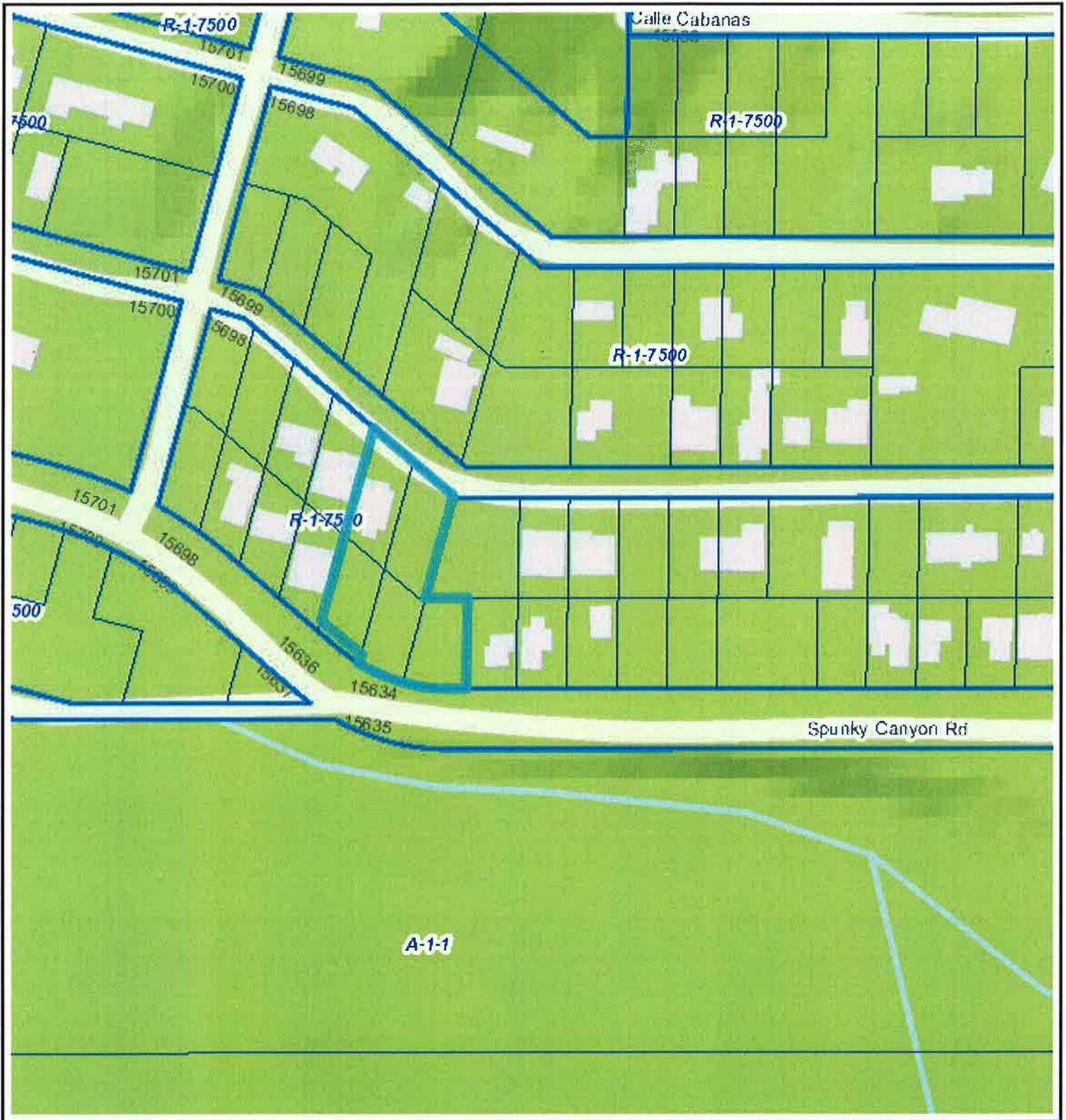
Brianna Menke

### PHONE NUMBER:

(213) 974-6476

### E-MAIL ADDRESS:

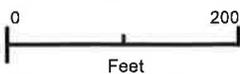
BMenke@planning.lacounty.gov



# Department of Regional Planning

## Project Number R2012-02356-(5)

Printed: Apr 29, 2013



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**ENTITLEMENTS REQUESTED**

- The applicant is requesting an Oak Tree Permit to retroactively approve encroachment into the protected zone of four oak trees, and approve additional encroachment into the protected zone of two oak trees.

**PROJECT DESCRIPTION**

The applicant is requesting an Oak Tree Permit to retroactively approve encroachment into the protected zone of four oak trees, identified as Oak Tree Nos. 1, 4, 7, and 9 on the applicant's site plan, by three existing garden sheds; and approve encroachment into the protected zone of two oak trees (one of which is already encroached upon by an existing garden shed), identified as Oak Trees Nos. 7 and 12 on the applicant's site plan, by a proposed detached garage (Plot Plan No. T201200935; to be approved separately). All trees are identified as California Live Oak in an oak tree report dated September 27, 2012, prepared by Robert W. Wallace, Arboricultural Consultant.

There is an existing single-family residence located in the southwest corner of the site and seventeen California Live Oak trees scattered throughout the site. The proposed detached garage (Plot Plan No. T201200935; to be approved separately) is located toward the rear of the site with access off the gravel turnaround.

**EXISTING ZONING**

The subject property is zoned R-1-7500 (Single-Family Residence – 7,500 Square Feet Minimum Required Lot Area).

Surrounding properties are zoned as follows:

North: R-1-7500

South: A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area)

East: R-1-7500

West: R-1-7500

**EXISTING LAND USES**

The subject property is developed with a single-family residence and accessory structures.

Surrounding properties are developed as follows:

North: Single-family residential

South: Undeveloped land

East: Single-family residential

West: Single-family residential

**PREVIOUS CASES/ZONING HISTORY**

The subject property had previously several APN numbers that included 3227-030-010, 3227-030-011, 3227-030-012, 3227-030-039, and 3227-030-043. On January 1, 2012,

these parcels were combined under a single APN: 3227-030-047. The residential use on the property was established in approximately 1986.

#### **ENVIRONMENTAL DETERMINATION**

Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. This project is exempt due to the fact that the garden sheds have already been placed on the subject property, and as they are 120 square feet, do not require a building permit. In addition, the construction of the proposed garage will not result in a significant expansion of the existing footprint of structures already in existence on the property nor will it involve an intensification of use on the property. Although the subject property appears to be located in an oak woodland, the majority of the surface has already been graded and/or built and does not contain native habitat. In addition, no oak trees are proposed to be removed. As such, the project will not have a significant effect on the environment and is not an exception to this categorical exemption. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA.

#### **STAFF EVALUATION**

##### General Plan/Community Plan Consistency

The project site is located within the U-2 (Urban Land 2) land use category of the Antelope Valley Area Plan ("Community Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). This designation is intended for urban residential development, with up to 6.6 dwelling units per acre. The existing residential use, along with the accessory garden sheds and proposed garage, are consistent with the intention of the urban designation and are therefore consistent with the permitted uses of the underlying land use category.

The following policies of the General Plan are applicable to the proposed project:

- *Policy 7: Assure that new development is compatible with the natural and manmade environment by implementing appropriate locational controls and high quality design standards.*

The existing garden sheds and the proposed garage will not remove any oak trees and adhere to the design standards for the zone.

- *Policy 14: Establish and implement regulatory controls that ensure the compatibility of development adjacent to or within major public open space and recreation areas including National Forests, the National Recreation Area, and State and regional parks.*

The existing garden sheds and the proposed garage will not remove any oak trees, will not result in a significant expansion of the existing footprint of structures already located on the site, and will not involve an intensification of use on the property.

- *Policy 28: Ensure continuing opportunity for citizen involvement in the land-use decision making process.*

The community was appropriately notified of the public hearing by mail, newspaper, library posting, and DRP website posting and was given sufficient time to provide feedback prior to the hearing date.

The following policies of the Community Plan are applicable to the proposed project:

- *Policy: 19: Minimize disruption and degradation of the environment as land use development occurs, integrating land uses so that they are compatible with natural environmental systems.*

The existing garden sheds and the proposed garage will not remove any oak trees and will minimize disturbance to the natural environment during future construction as the proposed garage is located close to the development.

#### Zoning Ordinance and Development Standards Compliance

Pursuant to Section 22.48.140 of the County Code, while accessory structures as part of this project is not subject of this Oak Tree Permit, accessory structures in the R-1-7500 Zone are subject to the following development standards, which would be reviewed under separate Plot Plan No. T201200935:

- Only one story garages or carports with a maximum height of 15 feet may be permitted within required yards.
- Each lot or parcel of land shall have a front yard of not less than 20 feet in depth.
- Each lot or parcel of land shall have corner side yards of not less than 10 feet on a reserved corner lot or five feet on other corner lots.
- Each lot or parcel of land shall have interior side yards of not less than five feet.
- Each lot or parcel of land shall have a rear yard of not less than 15 feet in depth.
- Except where a greater distance is otherwise required by Title 22, a minimum distance of six feet shall be required between any main residential building and an accessory building established on the same lot or parcel of land.

#### Site Visit

The oak trees on the subject property have been inspected by the County Forester and Fire Warden, and by Robert W. Wallace, Arboricultural Consultant who prepared the Oak Tree Report dated September 27, 2012.

#### Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.2100 of the County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

#### Neighborhood Impact/Land Use Compatibility

The subject property consists of a residential use. Surrounding land uses consist of residential uses to the north, east, and west, and undeveloped land and residential uses to the south. The use is consistent and compatible with the surrounding community, and all oak trees are proposed to remain.

**COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

Based on comments in a letter from the County Fire Department, Forestry Division, dated January 15, 2013, the Oak Tree Report is accurate and complete as to the location, size, condition, and species of the Oak trees on the site, and recommended conditions are attached.

**LEGAL NOTIFICATION AND PUBLIC OUTREACH**

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, library posting and DRP website posting.

**PUBLIC COMMENTS**

Staff has not received any comments at this time.

**FEES/DEPOSITS**

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

**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 R2012-02356-(5), Oak Tree Permit Number 201200037, subject to the attached conditions.

**SUGGESTED APPROVAL MOTION:**

**I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING, FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE OAK TREE PERMIT NUMBER 201200037 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.**

Prepared by Brianna Menke, Regional Planning Assistant II, Community Studies North Section  
Reviewed by Susan Tae, AICP], Supervising Regional Planner, Zoning Permits North Section

Attachments:  
Draft Findings, Draft Conditions of Approval

**PROJECT NO. R2012-02356-(5)**  
**OAK TREE PERMIT NO. 201200037**

**STAFF ANALYSIS**  
**PAGE 5 OF 5**

Applicant's Burden of Proof statement  
Correspondence

Site Photographs, Aerial Image  
Site Plan, Land Use Map

SMT: BM  
05/07/13

**DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. R2012-02356-(5)  
OAK TREE PERMIT NO. 201200037**

1. **ENTITLEMENT REQUESTED.** The applicant is requesting an Oak Tree Permit to retroactively approve encroachment into the protected zone of four oak trees, and approve additional encroachment into the protected zone of two oak trees.
2. **HEARING DATE.** May 21, 2013
3. **PROCEEDINGS BEFORE THE HEARING OFFICER.** *To be completed after the public hearing*
4. **PROJECT DESCRIPTION.** The applicant is requesting an Oak Tree Permit to retroactively approve encroachment into the protected zone of four oak trees, identified as Oak Tree Nos. 1, 4, 7, and 9 on the applicant's site plan, by three existing garden sheds; and approve encroachment into the protected zone of two oak trees (one of which is already encroached upon by an existing garden shed), identified as Oak Trees Nos. 7 and 12 on the applicant's site plan, by a proposed detached garage (Plot Plan No. T201200935; to be approved separately). All trees are identified as California Live Oak in an oak tree report dated September 27, 2012, prepared by Robert W. Wallace, Arboricultural Consultant.
5. **LOCATION.** 15626 Calle Hermosa, Green Valley, CA 91390
6. **EXISTING ZONING.** The subject property is zoned R-1-7500 (Single-family Residence – 7,500 Square Feet Minimum Required Lot Area)  
North: R-1-7500  
South: A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area)  
East: R-1-7500  
West: R-1-7500
7. **EXISTING LAND USES.** The subject property is developed with a single-family residence  
North: Single-family residential  
South: Undeveloped land  
East: Single-family residential  
West: Single-family residential
8. **PREVIOUS CASES/ZONING HISTORY.** The subject property had previous APN numbers that included 3227-030-010, 3227-030-011, 3227-030-012, 3227-030-039, and 3227-030-043. On January 1, 2012, these parcels were combined under a single APN: 3227-030-047. The residential use on the property was established in approximately 1986.
9. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The project site is located within the U-2 (Urban Land 2) land use category of the Antelope Valley

Area Plan. This designation is intended for urban development, with up to 6.6 dwelling units per acre. The existing residential use, along with the garden sheds and proposed garage, are consistent with the intention of the urban designation and are therefore consistent with the permitted uses of the underlying land use category.

10. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** The subject property is located in the R-1-7,500 Zone. The underlying single-family residential use is allowed in the R-1-7500 Zone, and the additional construction for the proposed detached garage will be reviewed for compliance with County Code requirements under separate review of Plot Plan No. T201200935.
11. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The subject property consists of a residential use. Surrounding land uses consist of residential uses to the north, east, and west, and undeveloped land and residential uses to the south. The use is consistent and compatible with the surrounding community.
12. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** Based on comments in a letter from the County Fire Department, Forestry Division, dated January 15, 2013, the Oak Tree Report is accurate and complete as to the location, size, condition, and species of the Oak trees on the site and recommended conditions have been provided.
13. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and library posting.
14. **PUBLIC COMMENTS.** No comments have been received.

#### OAK TREE PERMIT SPECIFIC FINDINGS

15. The 15 feet by 7.8 feet (No. 1), 14 feet by 10.6 feet (Nos. 2, 3, and 5) and the 10 feet by 8.6 feet (No. 4) existing garden sheds (labeled 1, 2, 3, 4 and 5 on the oak tree exhibit are portable with metal floors and do not require excavation nor permanent foundation as they fall below the structure size to require building permits. The proposed detached garage will not be placed within six feet of any oak tree trunks. When the construction of the future garage commences, the arborist will be on site for any excavations to mitigate root damage. No oak trees are proposed to be removed and previous encroachments of a similar nature on the subject property have not resulted in the declining health of any existing trees..

Therefore, 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.

16. No oak trees will be removed in the course of completion of this project and all encroachments will be minor in nature. In addition no soil excavations occurred

during the placement of the existing sheds and much of the surface of the site is already graded.

Therefore, the removal or relocation of the oak trees proposed will not result in soil erosion through the diversion of increased flow of surface waters which cannot be satisfactorily mitigated.

17. The location of the proposed garage is off an existing gravel turnaround area which will minimize further disturbance to access the area... In addition, the garden sheds on site are already in existence and no intensification of those uses is proposed.

Therefore, the encroachment of the oak trees proposed is necessary as continued existence at present locations frustrates the planned improvement or proposed use of the subject property to such an extent that placement of such trees precludes the reasonable and efficient use of such property for a use otherwise authorized.

18. No oak trees will be removed in the course of completion of this project. In addition, all encroachments will be minor in nature and will still be subject to the oak tree permit procedure and, as such, subject to conditions that will ensure that all oak trees on the site will be protected.

Therefore, the removal of oak trees proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.

#### **ENVIRONMENTAL DETERMINATION**

19. County Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. . This project is exempt due to the fact that the garden sheds have already been placed on the subject property, and as they are 120 square feet, do not require a building permit. In addition, the construction of the proposed garage will not result in a significant expansion of the existing footprint of structures already in existence on the property nor will it involve an intensification of use on the property. Although the subject property appears to be located in an oak woodland, the majority of the surface has already been graded and/or built and does not contain native habitat. In addition, no oak trees are proposed to be removed. As such, the project will not have a significant effect on the environment and is not an exception to this categorical exemption.

Therefore, the project qualifies as a Categorical Exemption and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

20. **RECORD OF PROCEEDINGS.** 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, 13<sup>th</sup> 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 North Section, Los Angeles County Department of Regional Planning.

**BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:**

- 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 of the County Code on the subject property; and
- B. That the encroachment of the oak trees proposed will not result in soil erosion through the diversion of increased flow of surface waters which cannot be satisfactorily mitigated; and
- C. That the encroachment of the oak trees proposed is necessary as continued existence at present locations frustrates the planned development and proposed use of the subject property to such an extent that placement of such trees precludes the reasonable and efficient use of such property for a use otherwise authorized; and
- D. That the encroachment of oak trees proposed 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 an Oak Tree Permit as set forth in Section 22.56.2100 of the Los Angeles County Code (Zoning Ordinance).

**HEARING OFFICER ACTION:**

- 1. The Hearing Officer has considered the Categorical Exemption for this project and certifies that it is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.
- 2. In view of the findings of fact and conclusions presented above, Oak Tree Permit No. 201200037 is Approved subject to the attached conditions.

SMT:bm  
05/07/13

c: Hearing Officer, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. R2012-02356-(5)  
OAK TREE PERMIT NO. 201200037**

**PROJECT DESCRIPTION**

The applicant is requesting an Oak Tree Permit to retroactively approve encroachment into the protected zone of four oak trees, identified as Oak Tree Nos. 1, 4, 7, and 9 on the applicant's site plan, by three existing garden sheds; and approve encroachment into the protected zone of two oak trees (one of which is already encroached upon by an existing garden shed), identified as Oak Trees Nos. 7 and 12 on the applicant's site plan, by a proposed detached garage (Plot Plan No. T201200935; to be approved separately). All trees are identified as California Live Oak in an oak tree report dated September 27, 2012, prepared by Robert W. Wallace, Arboricultural Consultant

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. 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 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. 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 make an initial

deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses 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 \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

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

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, 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.

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

10. 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 Planning Commission ("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, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
14. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

16. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, **four (4) copies** of a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.

#### PERMIT SPECIFIC CONDITIONS – OAK TREE PERMIT

17. This grant shall authorize encroachment into the protected zones of four oak trees (identified as Oak Tree Nos. 1, 4, 7, and 9 on the applicant's site plan) by three

existing garden sheds; and encroachment into the protected zone of two oak trees (identified as Oak Trees Nos. 7 and 12) by a proposed detached garage.

18. This permit shall not be effective until a plot plan (currently filed as Plot Plan No. T201200935) is approved for the retroactive construction of three existing garden sheds and the proposed construction of a detached garage, demonstrating the need to encroach upon the said trees.
19. The permittee shall comply with all conditions and requirements contained in the County Forester and Fire Warden, Forestry Division, letter dated January 15, 2013
20. The permittee shall plant one healthy acorn of the same species of oak (*Quercus sp.*) as the tree removed for each mitigation tree planted when mitigation is required. The acorns shall be planted at the same time as and within the watering zone of each mitigation tree.
21. All replacement trees when required, shall be planted on native undisturbed soil and shall be the same species of oak (*Quercus sp.*) as the removed tree. The location of the replacement tree shall be in the vicinity of other oak trees of the same species. 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 zones.
22. When replacement trees as required are planted on disturbed soil or are not in the vicinity of the same species of oak (*Quercus sp.*) as the removed tree, planting shall incorporate a mycorrhizal product, either as amendment or in the first two irrigations or watering of planted trees (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 zones.

**Attachments:**

County Forester's Letter dated **January 15, 2013**.



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    5 Encroachment    17 To Remain    17 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.)*

<p>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.</p> <p>Garden sheds are portable with metal floors and do not require excavation, no building will place within 6 feet of oak tree trunks. when future construction of garage commences the arborist will be on site for any excavations to mitigate root damage.</p>
<p>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.</p> <p>N/a</p>
<p>C. That in addition to the above facts, at least one of the following findings must apply:</p> <ol style="list-style-type: none"> <li>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:             <ol style="list-style-type: none"> <li>a. Alternate development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or</li> <li>b. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized, or</li> </ol> </li> <li>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</li> <li>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.</li> <li>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.</li> </ol> <p>No oak trees will be removed</p>



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

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

DARYL L. OSBY  
FIRE CHIEF  
FORESTER & FIRE WARDEN

April 30, 2013

Brianna Menke, Planner  
Department of Regional Planning  
Zoning Permits Section  
320 West Temple Street  
Los Angeles, CA 90012

Dear Ms. Menke:

**OAK TREE PERMIT NUMBER 2012-00037  
PROJECT NUMBER R2012-02356-(5)  
15626 CALLE HERMOSA, GREEN VALLEY**

We have reviewed the "Request for Oak Tree Permit #2012-00037." The project is located at 15626 Calle Hermosa in the unincorporated area of Green Valley. 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 Robert W. Wallace, the consulting arborist, dated September 27, 2012.

**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

#### SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS  
ARTESIA  
AZUSA  
BALDWIN PARK  
BELL  
BELL GARDENS  
BELLFLOWER  
BRADBURY

CALABASAS  
CARSON  
CERRITOS  
CLAREMONT  
COMMERCE  
COVINA  
CUDAHY

DIAMOND BAR  
DUARTE  
EL MONTE  
GARDENA  
GLENDDORA  
HAWAIIAN GARDENS  
HAWTHORNE

HIDDEN HILLS  
HUNTINGTON PARK  
INDUSTRY  
INGLEWOOD  
IRVINDALE  
LA CANADA FLINTRIDGE  
LA HABRA

LA MIRADA  
LA PUENTE  
LAKEWOOD  
LANCASTER  
LAWNDALE  
LOMITA  
LYNWOOD

MALIBU  
MAYWOOD  
NORWALK  
PALMDALE  
PALOS VERDES ESTATES  
PARAMOUNT  
PICO RIVERA

POMONA  
RANCHO PALOS VERDES  
ROLLING HILLS  
ROLLING HILLS ESTATES  
ROSEMEAD  
SAN DIMAS  
SANTA CLARITA

SIGNAL HILL  
SOUTH EL MONTE  
SOUTH GATE  
TEMPLE CITY  
WALNUT  
WEST HOLLYWOOD  
WESTLAKE VILLAGE  
WHITTIER

inspecting the project to determine the permittee's compliance with the conditions of approval. The above fees provide for one (1) initial inspection prior to the commencement of construction and two (2) subsequent 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 chainlink 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 within the protected zone of six (6) trees of the Oak genus identified as Tree Numbers 1, 4, 7, 8, 9 and 12 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 and treated as recommended by the consulting 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, 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.

**Brianna Menke, Planner**  
**April 30, 2013**  
**Page 4**

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.

To schedule a County Forester inspection, please contact the Environmental Review Unit at (818) 890-5719.

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

Very truly yours,



J. LOPEZ, ACTING ASSISTANT CHIEF, FORESTRY DIVISION  
PREVENTION SERVICES BUREAU

JL:jl

Enclosure



Photo #1 - Looking eastward - Two portable garden sheds

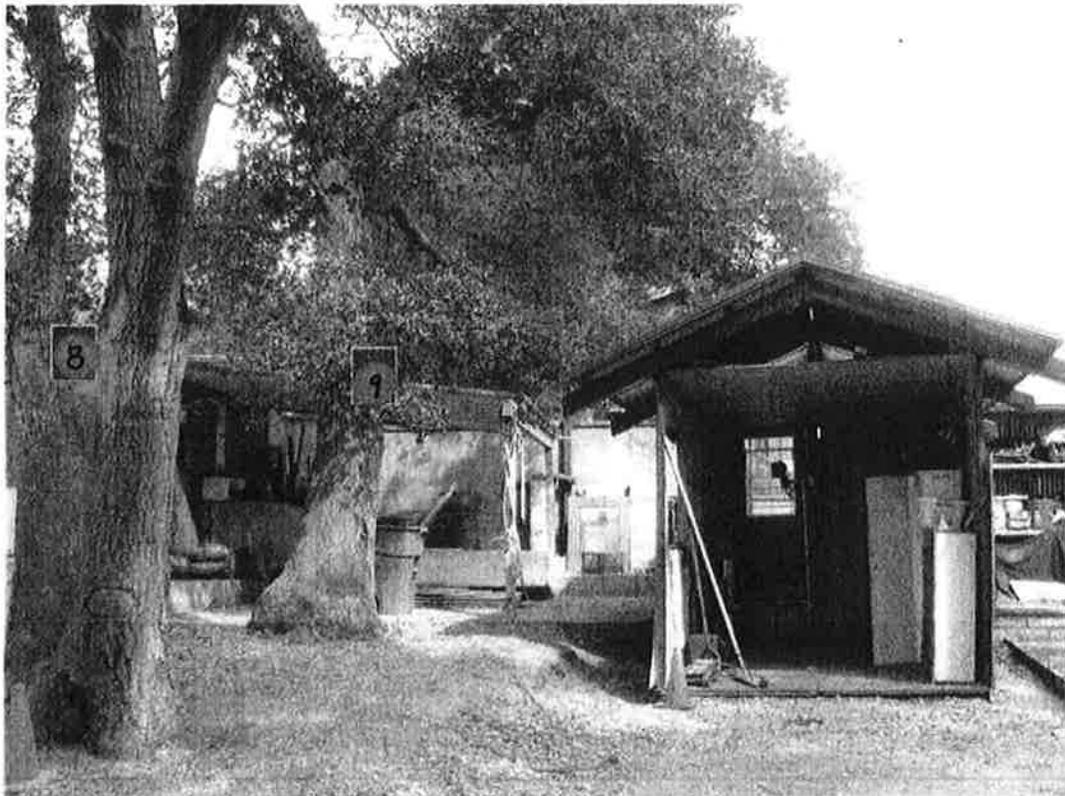


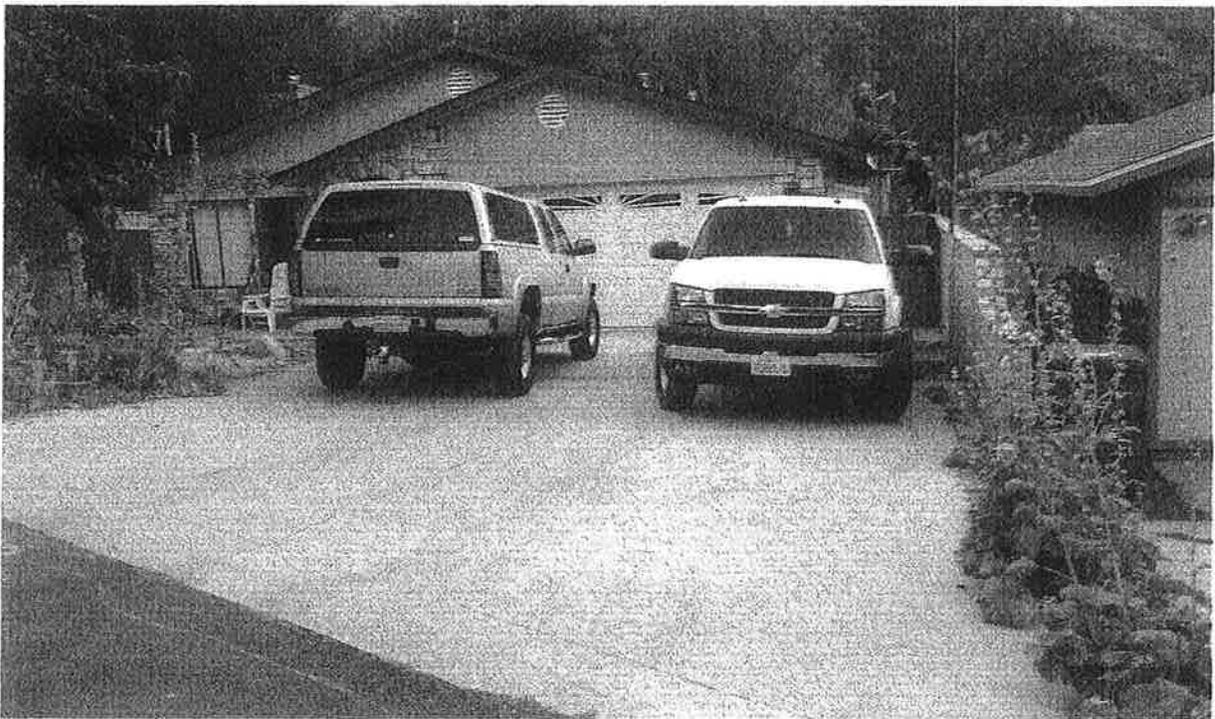
Photo #2 - Looking eastward



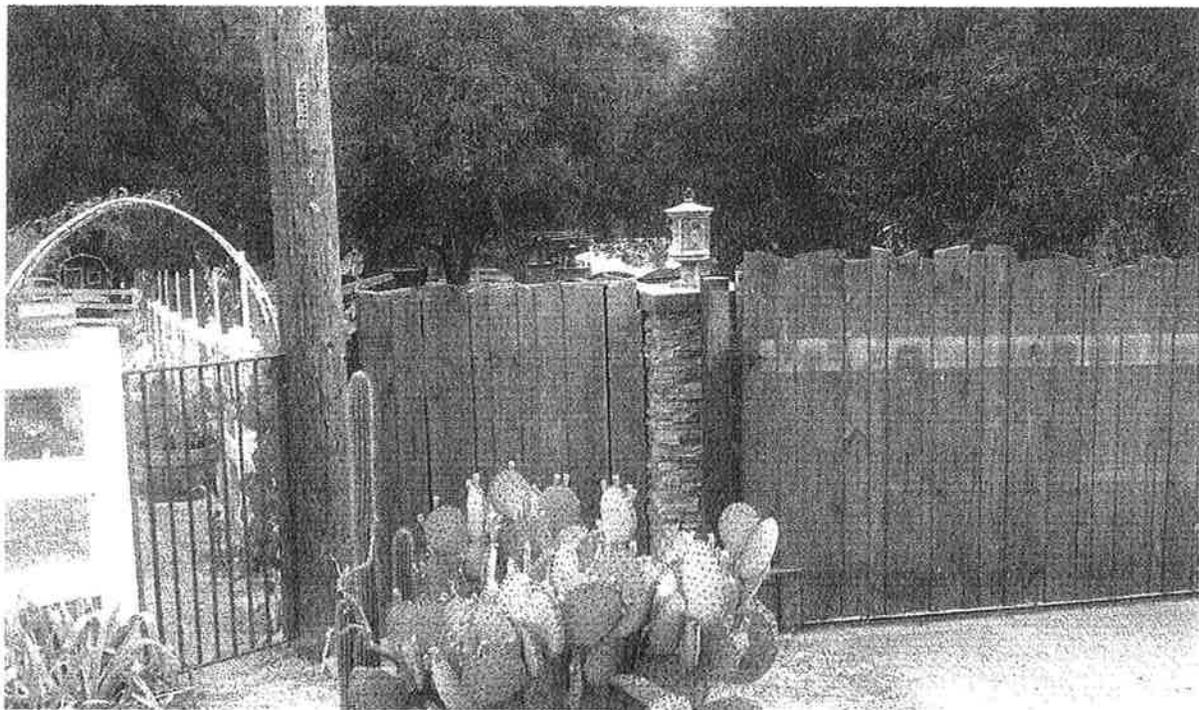
Photo #3 retro - Looking southward at third portable garden shed



Photo #4 retro - Looking southward



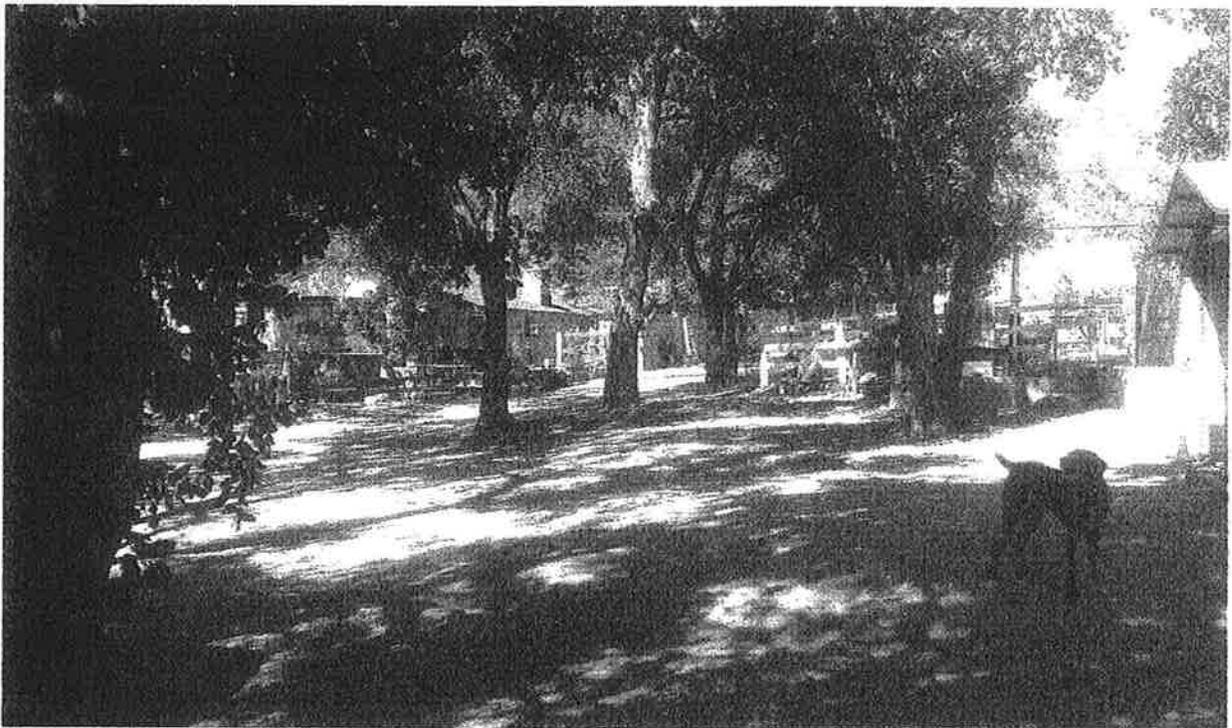
Picture 1  
(facing house looking south from Calle Hermosa) 15626 Calle Hermosa, Green Valley aka 3227-030-010



Picture 2  
(facing lot 12 looking south from Calle Hermosa) vacant lot known as 3227-030-012



Picture 3  
(facing north towards Calle Hermosa from middle of lot 11, Spunky Cyn is behind camera view)  
vacant lot 3227-030-011



Picture 4  
(facing north towards Calle Hermosa from middle of lot 39, Spunky Cyn is behind camera view)  
vacant lot 3227-030-039



Picture 5  
(facing southwest towards Spunky Cyn Road from middle of lot 43) vacant lot 3227-030-043



Picture 6  
(facing south towards Spunky Canyon Road from middle of lot 11) vacant lot 3227-030-011



# Department of Regional Planning

Project Number R2012-02356-(5)

Printed: May 02, 2013



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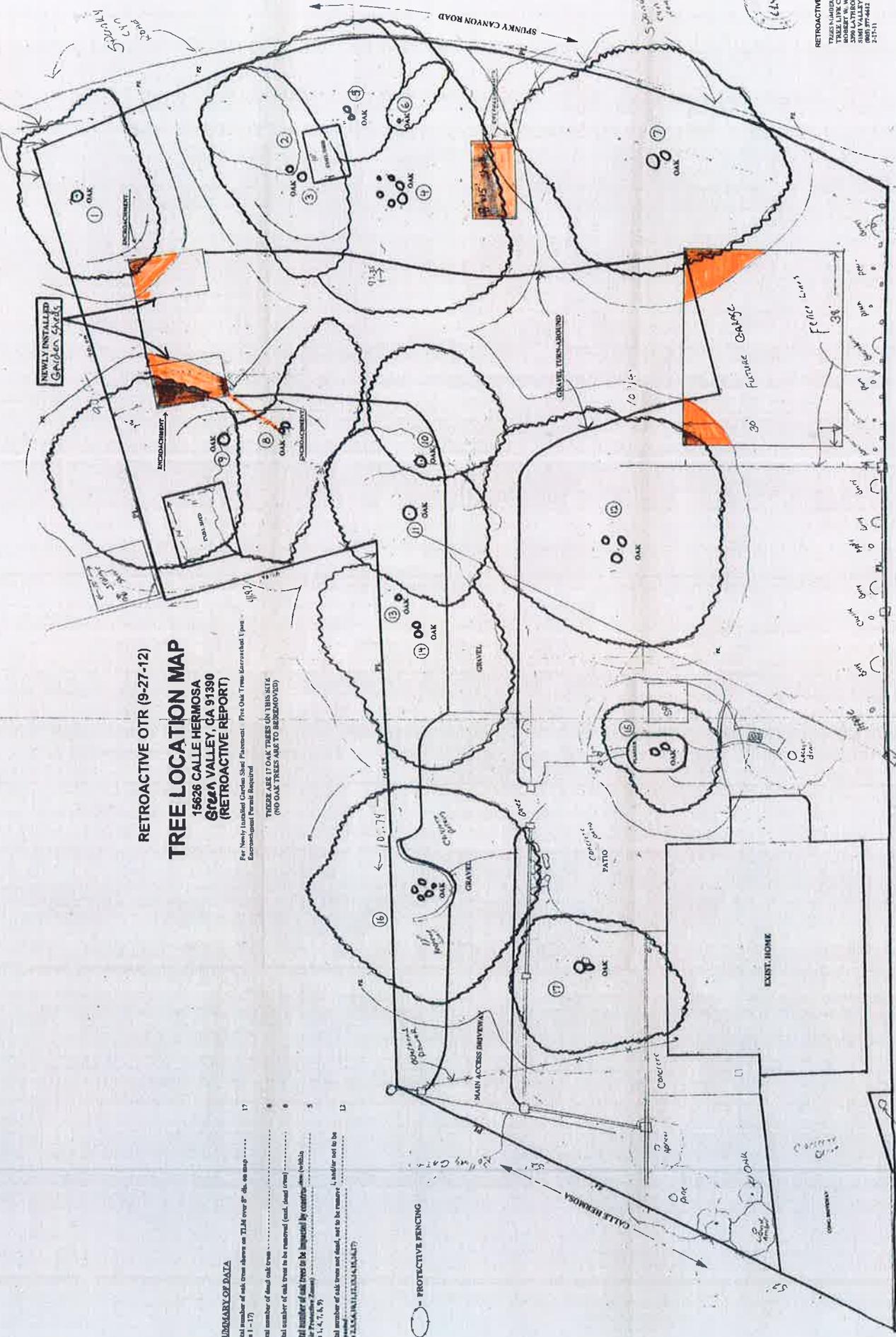
**RETROACTIVE OTR (9-27-12)**  
**TREE LOCATION MAP**  
 15626 CALLE HERMOSA  
 SPARK VALLEY, CA 91390  
 (RETROACTIVE REPORT)

For Newly Installed Garden Shed Placement - First Oak Tree Encountered Upon  
 Encroachment Permit Required

TREES AS SHOWN ON THIS MAP  
 (NO OAK TREES ARE TO BE REMOVED)

**SUMMARY OF DATA**

- 17 Total number of oak trees shown on TLM over 8" dbh on map
- 17 Total number of dead oak trees
- 17 Total number of oak trees to be removed (and dead ones)
- 17 Total number of oak trees to be impacted by construction (within 8' x 14' x 8' x 9')
- 17 Total number of oak trees not dead, not to be removed (PP 11, 12, 13, 14, 15, 16, 17)



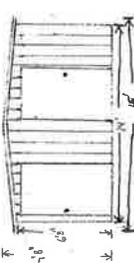
# Existing

Scale 1/4" = 1 foot

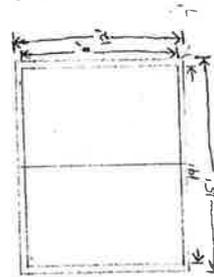


side view south

side view north



front view



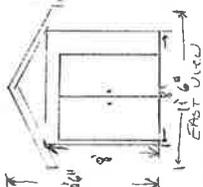
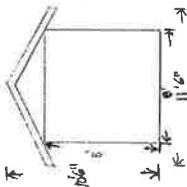
Floor plan view Shed #1

Shed is constructed from 2x4 wood studs on a concrete slab floor. 2x4 framing. Plywood sheathing on exterior walls. No interior walls.



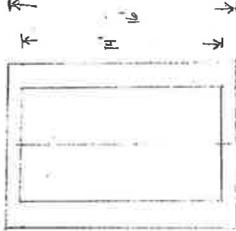
# Structures

WEST VIEW



Sheds are metal shipping containers with steel exterior. Wood doors. Roofs are 6x6 tubular trusses with 2x4's. Tole steel 20' x 10' gable roof. Sheds are on metal skids & dunnies. No interior walls.

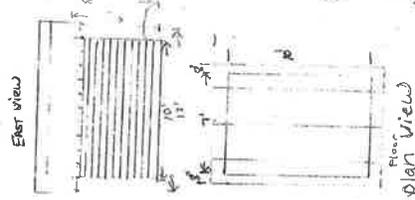
Elevations Sheds # 2, 3, 5



Floor plan view, no interior walls.

Scale 1/4" = 1'

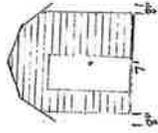
Shed # 4, Scale 1/4" = 1'



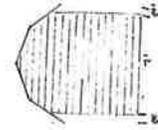
WEST VIEW



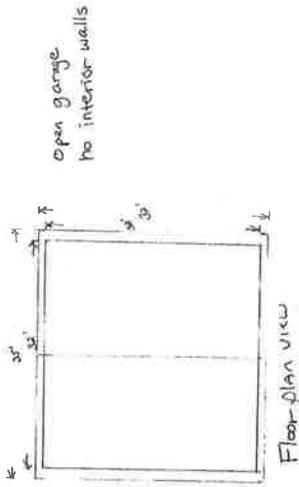
SOUTH VIEW



NORTH VIEW



# proposed Garage



scale 1"=8'

