

Hearing Officer Transmittal Checklist

Hearing Date
06/21/2016
Agenda Item No.
7

Project Number: R2015-01556-(5)
Case(s): Oak Tree Permit No. 201500014
Planner: Steve Mar

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions + Other department letters of recommended conditions
- Previous CUP Conditions of Approval
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use/Zoning Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans
- Findings and conditions of Previous permit

Reviewed By: Michelle A. Bush for Maria Mas's



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

PROJECT NUMBER
 R2015-01556-(5)

HEARING DATE
 June 21, 2016

REQUESTED ENTITLEMENTS
 Oak Tree Permit No. 201500014

PROJECT SUMMARY

OWNER / APPLICANT

Zhiming Yang / PDS Studio Inc.

MAP/EXHIBIT DATE

4/5/16

PROJECT OVERVIEW

The applicant, PDS Studio Inc., is requesting an oak tree permit to authorize the removal of one (1) oak tree and the encroachment upon two (2) oak trees in association with the construction of a new single-family residence (Plot Plan No. 201500483) located in the R-1-20000 (Single-family Residence – 20,000 Sq. Ft. Min. Req. Area) zone pursuant to section 22.56.2060 of the Los Angeles County Code.

LOCATION

526 Vallombrosa Drive, East Pasadena

ACCESS

via Vallombrosa Drive

ASSESSORS PARCEL NUMBER(S)

5378-003-003

SITE AREA

0.51 Acres

GENERAL PLAN / LOCAL PLAN

Los Angeles County General Plan

ZONED DISTRICT

East Pasadena ZD

LAND USE DESIGNATION

H2 – Residential 2

ZONE

R-1-20000 (Single-family Residence – 20,000 Sq. Ft. Min. Req. Area)

PROPOSED UNITS

1

MAX DENSITY/UNITS

2 du/ac

COMMUNITY STANDARDS DISTRICT

East Pasadena – San Gabriel CSD

ENVIRONMENTAL DETERMINATION (CEQA)

Class 4 Categorical Exemption – Minor Alterations to Land

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.2100 (Oak Tree Permit Burden of Proof Requirements)
 - 22.44.135 (East Pasadena – San Gabriel CSD requirements)
 - 22.20.105 (R-1 Zone Development Standards)

CASE PLANNER:

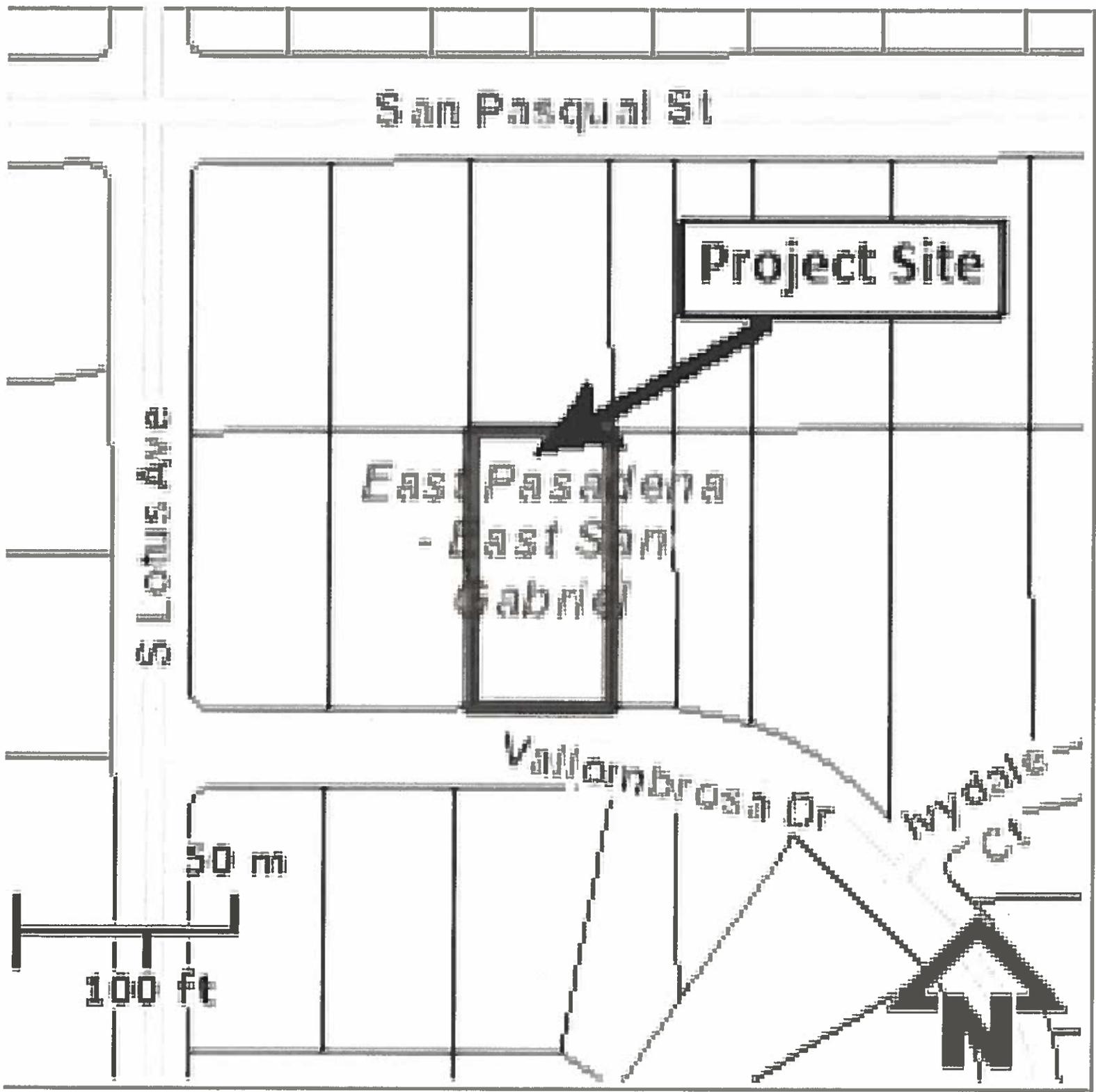
Steve Mar

PHONE NUMBER:

(213) 974-6435

E-MAIL ADDRESS:

smar@planning.lacounty.gov



ENTITLEMENTS REQUESTED

- Oak Tree Permit for the removal of one (1) oak tree and the encroachment upon two (2) oak trees in association with the construction of a new single-family residence (Plot Plan No. 201500483) located in the R-1-20000 (Single-family Residence – 20,000 Sq. Ft. Min. Req. Area) zone pursuant to section 22.56.2060 of the Los Angeles County Code.

PROJECT DESCRIPTION

The applicant, PDS Studio Inc., is requesting an oak tree permit to authorize the removal of one (1) oak tree and the encroachment upon two (2) oak trees in association with the construction of a new single-family residence (Plot Plan No. 201500483) located in the R-1-20000 (Single-family Residence – 20,000 Sq. Ft. Min. Req. Area) zone pursuant to section 22.56.2060 of the Los Angeles County Code.

SITE PLAN DESCRIPTION

The site plan depicts a proposed single-family residence on a 0.51 acre lot along the north side of Vallombrosa Drive. Oak tree nos. 1 and 2 are located at the front of the property. A proposed front pathway for the residence will encroach upon the protected zones of Oak tree nos. 1 and 2. Oak tree no. 3, located in the middle of the property near the west property line, will be removed to construct the new residence.

EXISTING ZONING

The subject property is zoned R-1-20000 (Single-family Residence – 20,000 Sq. Ft. Min. Req. Area) and is located in the East Pasadena Zoned District and in the East Pasadena – San Gabriel Community Standards District (CSD).

Surrounding properties are zoned as follows:

North: R-1-20000 (Single-family Residence – 20,000 Min. Req. Area), R-1
South: R-1-20000
East: R-1-20000
West: R-1-20000, R-1-40000 (Single-family Residence – 40,000 Min. Req. Area)

EXISTING LAND USES

The subject property is developed with an existing single-family residence.

Surrounding properties are developed as follows:

North: Single-family Residences
South: Single-family Residences
East: Single-family Residences
West: Single-family Residences

PREVIOUS CASES/ZONING HISTORY

The previous zoning history of the subject parcel is as follows: R1 (7/11/31), E-3 (R-1-20000) (6/13/44)

Plot Plan No. 201500483 – Pending plot plan for a new 2-story, 6,585 square foot single-family residence filed concurrently with Oak Tree Permit No. 201500014.

ENVIRONMENTAL DETERMINATION

Los Angeles County (“County”) Staff recommends that this project qualifies for a Categorical Exemption (Class 4 Exemption, Minor Alterations to Land) under the California Environmental

Quality Act (CEQA) and the County environmental guidelines. The project consists of only minor alterations in the condition of the land and vegetation, including the impacted oak trees, due to the construction of a new single-family residence. 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 H2 – Residential 2 land use category of the Los Angeles County General Plan. This designation is intended for single-family residences. The removal of one oak tree and the encroachment of two oak trees does not affect the single-family residence land use category of the site and is 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:

- *Consider the built environment of the surrounding area and location in the design and scale of new or remodeled buildings, architectural styles, and reflect appropriate features such as massing, materials, color, detailing or ornament.*
- *Encourage land uses and design that stimulate positive and productive human relations and foster the achievement of community goals.*

The granting of the requested oak tree removal and encroachments will allow the development of a new single-family residence in an existing single-family residential neighborhood.

Zoning Ordinance and Development Standards Compliance

Pursuant to Part 16 of Section 22.56 of the County Code, an oak tree permit is required to remove or encroach into the protected zone of an oak tree of a certain size. The project is to allow the removal of one oak tree and the encroachment into the protected zones of two oak trees for the development of a new single-family residence. The applicant has provided the required information and documents, including an oak tree report, as prescribed under Code.

Neighborhood Impact/Land Use Compatibility

The removal of one oak tree and the encroachment of two oak trees for the construction of a new single-family residence on the subject property is compatible with the surrounding neighborhood, is permitted in the R-1 Zone, and is consistent with the scale of surrounding development.

The applicant carries the Burden of Proof to substantiate all facts as follows:

- 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 two existing oak trees that will remain at the front of the property are located approximately 50 feet away from the construction of the single-family residence. The proposed new driveway and front pathway will require limited root pruning of the two front oak trees and was determined to be tolerable by the consulting arborist.

- 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 property has a flat topography. Therefore, removal of oak tree #3 in the middle of the property will not result in any kind of soil erosion and will have minimal affect on the current flow of water on the property. The construction of the new single-family residence will also require a new grading and drainage plan to ensure proper drainage on the site.

- 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 of 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 danger of falling, is such that it cannot be remedied through reasonable preservation procedures and practices.

The removal of oak tree #3 is necessary for the construction of the proposed new single-family residence. The location and canopy size of the oak tree would make it difficult to construct the new single-family residence if it were to remain.

- D. 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.

The proposed removal of the oak tree, located in the middle of the property, is within reason in order to construct a new single-family residence. Its removal will not conflict with the intent and purpose of the oak tree permit.

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.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The County of Los Angeles Fire Department, Forestry Division reviewed the applicant's oak tree report and grants the applicant's request to remove one oak tree and encroach within the protected zones of two oak trees.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Section 22.56.2130 of the County Code, the community was appropriately notified of the public hearing by 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 R2015-01556-(5), Oak Tree Permit Number 201500014, 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 201500014 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

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

Attachments:

Draft Findings, Draft Conditions of Approval
Applicant's Burden of Proof statement
Correspondence
Site Plan, Land Use Map

MM:SM
6/21/16

**DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2015-01556-(5)
OAK TREE PERMIT NO. 201500014**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Oak Tree Permit No. 201500014 ("OTP") on June 21, 2016.
2. The permittee, PDS Studio, Inc. ("permittee"), requests the OTP to authorize the removal of one (1) oak tree and the encroachment upon two (2) oak trees ("Project") in association with the construction of a new single-family residence (Plot Plan No. 201500483) on a property located at 526 Vallombrosa Drive in the unincorporated community of East Pasadena ("Project Site") in the R-1-20000 (Single-family Residence – 20,000 Sq. Ft. Min. Req. Area) zone pursuant to Los Angeles County Code ("County Code") section 22.56.2060.
3. The Project Site is 0.51 acres in size and consists of one legal lot. The Project Site is rectangular in shape with flat topography and is developed with an existing single-family residence.
4. The Project Site is located in the East Pasadena Zoned District and is currently zoned R-1-20000.
5. The Project Site is located within the H2 – Residential 2 land use category of the Los Angeles County General Plan Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:
 - North: R-1-20000 (Single-family Residence – 20,000 Min. Req. Area), R-1
 - South: R-1-20000
 - East: R-1-20000
 - West: R-1-20000, R-1-40000 (Single-family Residence – 40,000 Min. Req. Area)
7. Surrounding land uses within a 500-foot radius include:
 - North: Single-family Residences
 - South: Single-family Residences
 - East: Single-family Residences
 - West: Single-family Residences
8. The Project Site was zoned R1 in 1931 and rezoned to E-3 (R-1-20000) in 1944. The Project is being processed concurrently with Plot Plan No. 201500483 which proposes a new 2-story, 6,585 square foot single-family residence.
9. The site plan for the Project depicts a proposed single-family residence on a 0.51 acre lot along the north side of Vallombrosa Drive. Oak tree nos. 1 and 2 are located at the front of the property. A proposed front pathway for the residence will encroach upon the protected zones of Oak tree nos. 1 and 2. Oak tree no. 3, located in the middle of the property near the west property line, will be removed to construct the new residence.
10. The Project Site is accessible via Vallombrosa Drive to the south. Primary access to the Project Site will be via an entrance/exit on Vallombrosa Drive.

11. The County of Los Angeles Fire Department, Forestry Division reviewed the applicant's oak tree report and grants the applicant's request to remove one oak tree and encroach within the protected zones of two oak trees.
12. Prior to the Hearing Officer's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 4, Minor Alterations to Land, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project consists of only minor alterations in the condition of the land and vegetation, including the impacted oak trees, due to the construction of a new single-family residence.
13. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by newspaper, library posting, and DRP website posting.
14. Staff has not received any comments from the public regarding the Project.
15. [Hearing Proceedings] *To be inserted after the public hearing to reflect hearing proceedings.*
16. The Hearing Officer finds that the project site is located within the H2 – Residential 2 land use category of the Los Angeles County General Plan. This designation is intended for single-family residences. The removal of one oak tree and the encroachment of two oak trees does not affect the single-family residence land use category of the site and is therefore consistent with the permitted uses of the underlying land use category.
17. The Hearing Officer finds that pursuant to Part 16 of Section 22.56 of the County Code, an oak tree permit is required to remove or encroach into the protected zone of an oak tree of a certain size. The project is to allow the removal of one oak tree and the encroachment into the protected zones of two oak trees for the development of a new single-family residence. The applicant has provided the required information and documents, including an oak tree report, as prescribed under Code.
18. The Hearing Officer finds that the two existing oak trees that will remain at the front of the property are located approximately 50 feet away from the construction of the single-family residence. The proposed new driveway and front pathway will require limited root pruning of the two front oak trees and was determined to be tolerable by the consulting arborist.
19. The Hearing Officer finds that the property has a flat topography. Therefore, removal of oak tree #3 in the middle of the property will not result in any kind of soil erosion and will have minimal affect on the current flow of water on the property. The construction of the new single-family residence will also require a new grading and drainage plan to ensure proper drainage on the site.
20. The Hearing Officer finds that the removal of oak tree #3 is necessary for the construction of the proposed new single-family residence. The location and canopy size of the oak tree would make it difficult to construct the new single-family residence if it were to remain.

21. The Hearing Officer finds that the proposed removal of the oak tree, located in the middle of the property, is within reason in order to construct a new single-family residence. Its removal will not conflict with the intent and purpose of the oak tree permit.
22. The Hearing Officer finds that pursuant to section 22.56.2130 of the County Code, the community was properly notified of the public hearing by newspaper. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of the East Pasadena community. On May 12, 2016, a total of nine Notices of Public Hearing were mailed to those on the courtesy mailing list for the East Pasadena Zoned District and to any additional interested parties.
23. 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, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. 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.
- C. 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.
- D. 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 of 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 danger of falling, is such that it cannot be remedied through reasonable preservation procedures and practices.
- E. 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.

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15304 of the State CEQA Guidelines (Class 4, Minor Alterations to Land categorical exemption); and
2. Approves Oak Tree Permit No. 201500014, subject to the attached conditions.

ACTION DATE: June 21, 2016

MM:SM
6/21/16

c: Hearing Officer, Zoning Enforcement, Building and Safety

This grant authorizes the removal of one (1) oak tree and the encroachment upon two (2) oak trees in association with the construction of a new single-family residence, subject to the following conditions:

1. This permit shall not be effective until a plot plan is approved for the construction of a new single-family residence (Plot Plan No. 201500483), demonstrating the need to remove/encroach upon the said trees.
2. 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 May 2, 2016. The affidavit shall be filed by **August 21, 2016**.
3. 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.
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. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
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 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.
6. This grant shall expire unless used within two years from the date of final approval by the County. The date of final approval is the date of the approval action plus any applicable appeal period. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
7. 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. **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 the Department of 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. If additional Department of Regional Planning inspections are deemed necessary, required supplementary funds (at \$200 per inspection) shall be deposited with the Department of Regional Planning. Inspections shall be unannounced and may be coordinated with the County Forester.

8. 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 the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance.
9. 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 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.
10. 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.
11. The permittee shall comply with all conditions and requirements contained in the County of Los Angeles Forester and Fire Warden, Forestry Division, letter dated May 2, 2016 (attached hereto), to the satisfaction of said Division, except as otherwise required by said Division.
 - a. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for each tree removed for a total of two (2) trees.
12. The permittee shall plant one acorn of the *Quercus agrifolia* variety for each mitigation tree planted. The acorns shall be planted at the same time as and within the watering zone of each mitigation tree.
13. 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.

Attachment: County Forester's Letter dated **May 2, 2016**.



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

May 2, 2016

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

Dear Steve Mar:

OAK TREE PERMIT NUMBER 2015-00014
PROJECT NUMBER R2015-01556-(5)
526 VALLOMBROSA DRIVE, PASADENA

We have reviewed the "Request for Oak Tree Permit #2015-00014." The project is located at 526 Vallombrosa Drive in the unincorporated area of Pasadena. 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 Michael Crane, the consulting arborist, dated April 2016.

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

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

AGOURA HILLS	CALABASAS	DIAMOND BAR	HIDDEN HILLS	LA MIRADA	MALIBU	POMONA	SIGNAL HILL
ARTESIA	CARSON	DUARTE	HUNTINGTON PARK	LA PUENTE	MAYWOOD	RANCHO PALOS VERDES	SOUTH EL MONTE
AZUSA	CERRITOS	EL MONTE	INDUSTRY	LAKELWOOD	NORWALK	ROLLING HILLS	SOUTH GATE
BALDWIN PARK	CLAREMONT	GARDENA	INGLEWOOD	LANCASTER	PALMDALE	ROLLING HILLS ESTATES	TEMPLE CITY
BELL	COMMERCE	GLENNDORA	IRWINDALE	LAWNDALE	PALOS VERDES ESTATES	ROSEMEAD	WALNUT
BELL GARDENS	COVINA	HAWAIIAN GARDENS	LA CANADA FLINTRIDGE	LOMITA	PARAMOUNT	SAN DIMAS	WEST HOLLYWOOD
BELLFLOWER	CUDAHY	HAWTHORNE	LA HABRA	LYNWOOD	PICO RIVERA	SANTA CLARITA	WESTLAKE VILLAGE
BRADBURY							WHITTIER

cover expenses incurred while 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's 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 REMOVAL AND ENCROACHMENT:

7. This grant allows the removal of one (1) tree of the Oak genus (*Quercus agrifolia*) identified as Tree Number 3 on the applicant's site plan and Oak Tree Report. This grant allows encroachment within the protected zone of two (2) trees of the Oak genus identified as Tree Numbers 1 and 2 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 each tree removed for a total of two (2) trees. 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:

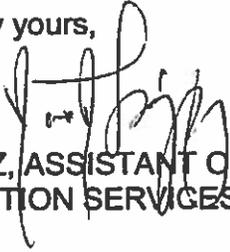
16. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.
17. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within two (2) 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.

Steve Mar, Planner
May 2, 2016
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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,

A handwritten signature in black ink, appearing to read 'J. Lopez', is written over the typed name and title.

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

JL:jl

Enclosure



OAK TREE PERMIT BURDEN OF PROOF

Please identify the number of oak trees proposed for:

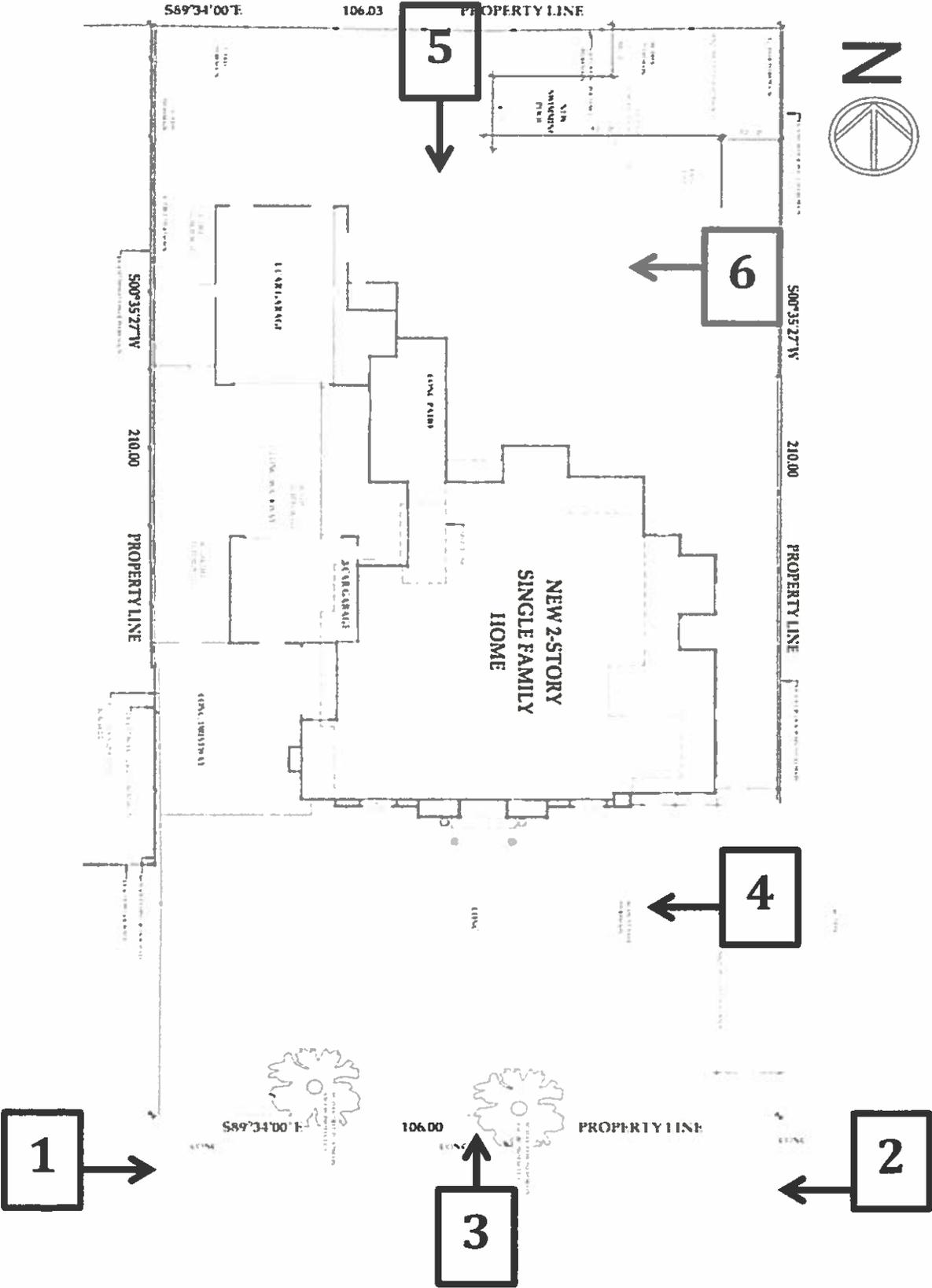
1 Removal 2 Encroachment _____ To Remain _____ Total existing oak trees

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>The two existing oak trees to be remained are located along the front propertyline. The new home construction is approximately 50' away from the tree, having no impact. New driveway and path only requires limited root pruning, which arborist determined to be tolerable.</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>According to our survey, the lot is pretty flat. Therefore, removal of oak tree (tree #3) will not result in any kind of erosion. the flow of water will remain pretty much the same. also, new construction requires a new grading and drainage plan to ensure proper drainage/erosion.</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"> 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"> 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 danger of falling, is such that it cannot be remedied through reasonable preservation procedures and practices.
<p>Tree removal of tree #3 is necessary for the new proposed building. It will be difficult to use the lot if the tree is to be remain due to the location and size of canopy. the location of the tree will be too close to the new building.</p>
<p>D. 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.</p>
<p>the intent and purpose of oak tree permit procedure is to protect oak trees that are healthy and proper location. the proposed removal of tree #3 is in the middle property, and removal is with reasons. Therefore it will not have conflict with the the indent and purpose of permit.</p>

Photo Key: 526 Vallombrosa Dr., Pasadena, 91107





ABOVE: Photo 1, Looking east at the parkway area in front of the property from Vallombrosa Dr. **BELOW:** Photo 2, Looking west from the street.





ABOVE: Photo 3, Looking north at Trees #1 and #2 from the street.
BELOW: Photo 4, Looking west from the existing driveway at the east side of the front yard.





ABOVE: Photo 5, Looking south at the back yard area from the north property line. Tree #3 is on the right. **BELOW:** Photo 6, Looking west at Tree #3 from the existing driveway in the back yard area.

