

Hearing Officer Transmittal Checklist

Hearing Date 06/21/2016
Agenda Item No. 5

Project Number: R2015-03696-(5)
Case(s): Oak Tree Permit Case No. 201500032
Planner: Michele Bush

- 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: 



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

PROJECT NUMBER
 R2015-03696-(5)

HEARING DATE
 June 21, 2016

REQUESTED ENTITLEMENTS
 Oak Tree Permit No. 201500032

PROJECT SUMMARY

OWNER / APPLICANT

2454 Montrose, LLC / Vic Mardian (Mardian & Associates, Inc.)

MAP/EXHIBIT DATE

February 27, 2015

PROJECT OVERVIEW

A request to encroach into the protected zone of three oak trees, all identified as coast live oak, in connection with the construction of a two-story, 16-unit, multi-family residential building with subterranean parking (to be approved under separate permit (RPP 201501051)).

LOCATION

2554 Montrose Avenue, unincorporated La Crescenta-Montrose

ACCESS

Montrose Avenue and Florencita Drive

ASSESSORS PARCEL NUMBER(S)

5807-016-015

SITE AREA

0.58 Acre

GENERAL PLAN / LOCAL PLAN

General Plan 2035

ZONED DISTRICT

Montrose

LAND USE DESIGNATION

H30 – Residential 30 (0-30 du/net ac)

ZONE

R-3 (Limited Multiple Residence)

PROPOSED UNITS

16

MAX DENSITY/UNITS

17

COMMUNITY STANDARDS DISTRICT

La Crescenta-Montrose

ENVIRONMENTAL DETERMINATION (CEQA)

Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

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)
 - 22.44.139 (La Crescenta – Montrose CSD requirements)
 - 22.20 Residential Zones Part 4 (R-3 Zone Standards)

CASE PLANNER:

Michele Bush

PHONE NUMBER:

(213) 974 - 6435

E-MAIL ADDRESS:

mbush@planning.lacounty.gov



R2015-03696-(5)

ROAK 201500032

Printed: Jun 01, 2016



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ENTITLEMENTS REQUESTED

- Oak Tree Permit to authorize the encroachment into the protected zone of three oak trees in the R-3 (Limited Multiple Residence) Zone pursuant to County Code Section 22.56.2080.

PROJECT DESCRIPTION

The Oak Tree Permit is request to authorize encroachment into the protected zone of three oak trees, all identified as coast live oak, in an oak tree report dated October 19, 2015, prepared by Arsen Margossian, Consulting Arborist, in connection with the construction of a two-story, 16-unit, multi-family residential building with subterranean parking (to be approved under separate permit (RPP 201501051).

The site plan for the Project depicts all three oak trees located along the northwestern, western and southern property boundaries. The proposed two-story, 16-unit apartment building will consist of subterranean parking. The proposed height of the structure is 35 feet. In addition to parking, the lower level will include a trash and recycling room for residents. The site plan also depicts common open space with amenities.

EXISTING ZONING

The subject property is zoned R-3.

Surrounding properties are zoned as follows:

North: R-3

South: R-2 (Two-Family Residence)

East: R-2 and R-3

West: R-2 and R-3

EXISTING LAND USES

The subject property is developed with residential uses.

Surrounding properties are developed as follows:

North: Multi-Family Residential

South: Single-Family Residential

East: Single-Family Residential

West: Single and Multi-Family Residential

PREVIOUS CASES/ZONING HISTORY

The subject property was created as a part of Tract No. 1707 for multi-family residential purposes. The residential uses have existed on the site for more than 60 years.

ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemptions (Class 3 Exemption, New Construction or Conversion of Small Structures) and (Class 4 Exemption, Minor Alterations to Land) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The project involves the encroachment into the protected zone of three oak trees to accommodate the construction of a multi-family residential building. 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 H30 – Residential 30 (0-30 du/net ac) land use category of the 2035 General Plan. This designation is intended for single, two and multi-family residences. The proposed project is requested in connection with a multi-family residential building and is therefore consistent with the permitted uses of the underlying land use category.

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

- *Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.*

The proposed project is requested in connection with the construction of 16 units on an underutilized site.

Zoning Ordinance and Development Standards Compliance

The subject property is located in the R-3 (Limited Multiple Residence) Zone. Multi-family residential uses are allowed in the R-3 Zone and within the La Crescenta-Montrose CSD. Encroachment into the protected zone of the subject oak trees is allowed provided an Oak Tree Permit has been obtained pursuant to Section 22.56.2080 of the County Code.

Site Visit

Staff conducted a site visit on May 25, 2016. The project site appeared to be in compliance with the project request.

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 is proposed for multi-family residential use. Surrounding land uses consist of multi-family residential to the north, single-family residential to the south and east and single and multi-family residential to the west. The request is in connection with a use that is consistent and compatible with the surrounding community.

The oak trees on the subject property have been inspected by the County of Los Angeles Fire Department, Forestry Division and a Consulting Arborist will be hired to ensure work is done to industry standards.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Based on a letter from the County of Los Angeles Fire Department, Forestry Division dated April 4, 2016, the Oak Tree Report, for the Project, is accurate and complete as to the location, size, condition and species of the Oak trees on the site.

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, property posting, library posting and DRP website posting.

PUBLIC COMMENTS

No public comments have been received 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 R2015-03696-(5), Oak Tree Permit Number 201500032, subject to the attached conditions.

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES AND APPROVE OAK TREE PERMIT NUMBER 201500032 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Michele Bush, Principal Planner, 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
Site Photographs, Aerial Image
Site Plan

MM:MRB
06/21/16

**DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2015-03696-(5)
OAK TREE PERMIT NO. 201500032**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Oak Tree Permit No. 201500032 on June 21, 2016.
2. The permittee, 2454 Montrose, LLC ("permittee"), requests the Oak Tree Permit to authorize encroachment into the protected zone of three oak trees, all identified as coast live oak, in an oak tree report dated October 19, 2015, prepared by Arsen Margossian, Consulting Arborist, in connection with the construction of a two-story, 16-unit, multi-family residential building with subterranean parking (to be approved under separate permit (RPP 201501051) ("Project") on a property located at 2454 Montrose Avenue in the unincorporated community of La Crescenta-Montrose ("Project Site") in the R-3 (Limited Multiple Residence) zone pursuant to Los Angeles County Code ("County Code") section 22.56.2080.
3. The Project Site is 0.58 acre in size and consists of one legal lot. The Project Site is irregular in shape with gentle-sloping topography and is developed with five one-story houses, including one garage, two carports and two storage rooms. All to be demolished prior to construction of the proposed apartment building.
4. The Project Site is located in the Montrose Zoned District and is currently zoned R-3 within the La Crescenta-Montrose Community Standards District.
5. The Project Site is located within the H30 – Residential 30 (0-30 du/net ac) land use category of the General Plan 2035 Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:
 - North: R-3
 - South: R-2 (Two-Family Residence)
 - East: R-2 and R-3
 - West: R-2 and R-3
7. Surrounding land uses within a 500-foot radius include:
 - North: Multi-Family Residential
 - South: Single-Family Residential
 - East: Single-Family Residential
 - West: Single and Multi-Family Residential
8. The subject property was created as a part of Tract No. 1707 for multi-family residential purposes. The residential uses have existed on the site for more than 60 years.
9. The site plan for the Project depicts all three oak trees located along the northwestern, western and southern property boundaries. The proposed two-story, 16-unit apartment building will consist of subterranean parking. The proposed height

of the structure is 35 feet. In addition to parking, the lower level will include a trash and recycling room for residents. The site plan also depicts common open space with amenities.

10. The Project Site is accessible via Montrose Avenue and Florencita Drive. Primary access to the Project Site will be via a driveway on Florencita Drive, leading to the subterranean parking lot. Secondary access to individual units on the first floor of the Project will be via an entrance on Montrose Avenue.
11. The Project will provide 37 parking spaces, 32 of which will be reserved for residents and five of which will be reserved for guests. Two of the parking spaces will be designated for persons with disabilities.
12. Based on a letter from the County of Los Angeles Fire Department, Forestry Division dated April 4, 2016, the Oak Tree Report, for the Project, is accurate and complete as to the location, size, condition and species of the Oak trees on the site.
13. Prior to the Hearing Officer's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 3, New Construction or Conversion of Small Structures, and a Class 4, Minor Alterations to Land categorical exemptions 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 involved the encroachment into the protected zone of three oak trees to accommodate the construction of a multi-family residential building.
14. 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.
15. No public comments have been received at this time.
16. *To be inserted after the public hearing to reflect hearing proceedings.*
17. The Hearing Officer finds that the proposed two-story, 16-unit multi-family residential building will require the encroachment into the protected zone of three oak trees.
18. The Hearing Officer finds that the Project site is located within the H30 – Residential 30 (0-30 du/net ac) land use designation of the General Plan 2035. This land use designation is intended for single, two and multi-family residences. The proposed Project is consistent with the allowed density of the land use category.
19. The Hearing Officer finds that the Project is located in the R-3 (Limited Multiple Residence) Zone. Multi-family residential uses are allowed in the R-3 Zone. The proposed Project is consistent with the permitted uses within the zoning designation.
20. The Hearing Officer finds 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 Project. The three existing oak trees will remain and be protected during construction as per the oak tree report and the County Forester conditions.

21. The Hearing Officer finds that in addition to the above facts, the encroachments proposed are necessary as continued existence at present locations frustrates the planned improvement or proposed use of the subject property to such an extent that alternate development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive. The proposed Project cannot be developed without encroachment into the protected zone of the oak trees on-site.
22. The Hearing Officer finds that pursuant to sections 22.60.174 and 22.60.175 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 La Crescenta-Montrose community. On May 3, 2016, a total of 83 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 300-foot radius from the Project Site, as well as 10 notices to those on the courtesy mailing list for the Montrose 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. That the proposed use will be accomplished without endangering the health of the remaining trees subject to Part 16 of Chapter 22.56 on the subject property.
- B. That the encroachments proposed are necessary as continued existence at present locations frustrates the planned improvement or proposed use of the subject property to such an extent that alternate development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive.

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to sections 15303 and 15304 of the State CEQA Guidelines (Class 3, New Construction or Conversion of Small Structures and Class 4, Minor Alteration to Land categorical exemptions).
2. Approves Oak Tree Permit Number 201500032, subject to the attached conditions.

ACTION DATE: June 21, 2016

MM:MRB
06/21/16

c: Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2015-03696-(5)
OAK TREE PERMIT NO. 201500032**

PROJECT DESCRIPTION

The project is a request to authorize encroachment into the protected zone of three oak trees, all identified as coast live oak, in an oak tree report dated October 19, 2015, prepared by Arsen Margossian, Consulting Arborist, in connection with the construction of a two-story, 16-unit, multi-family residential building with subterranean parking (to be approved under separate permit (RPP 201501051) subject to the following conditions of approval:

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, and until all required monies have been paid pursuant to the attached County Forester's letter dated April 4, 2016. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4 and 5 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 reasonably 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 reasonably 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. 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.
8. 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 additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

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 ("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.
10. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code 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").

11. 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.
12. 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 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.

PERMIT SPECIFIC CONDITIONS

13. This permit shall not be effective until a plot plan is approved for the construction of the proposed two-story, 16-unit, multi-family residential building, demonstrating the need to encroach upon the said trees.
14. The installation of chain link fencing not less than four feet in height around the protected zone of trees shown on the site plan. Said fencing shall be in place and inspected by the forester and fire warden prior to commencement of any activity on the subject property. Said fencing shall remain in place throughout the entire period of development and shall not be removed without written authorization from the director or the forester and fire warden.
15. Where grading or any other similar activity is specifically approved within the protected zone, the applicant shall provide an individual with special expertise acceptable to the director to supervise all excavation or grading proposed within the protected zones and to further supervise, monitor and certify to the county forester and fire warden the implementation of all conditions imposed in connection with the applicant's oak tree permit.
16. That any excavation or grading allowed within the protected zone or within 15 feet of the trunk of a tree, whichever distance is greater, be limited to hand tools or small hand-power equipment.
17. That trees on other portions of the subject property not included within the site plan also be protected with chain link fencing thus restricting storage, machinery storage or access during construction.

18. That the trees on the site plan be physically identified by number on a tag affixed to the north side of the tree in a manner preserving the health and viability of the tree. The tag shall be composed of a noncorrosive all-weather material and shall be permanently affixed to the tree. The tree shall be similarly designated on the site plan in a manner acceptable to the director.
19. That, to the extent feasible as determined by the director, utility trenching shall avoid encroaching into the protected zone on its path to and from any structure.
20. At the start of grading operations and throughout the entire period of development, no person shall perform any work for which an oak tree permit is required unless a copy of the oak tree report, location map, fencing plans, and approved oak tree permit and conditions are in the possession of a responsible person and also available at the site.
21. The permittee shall comply with all conditions and requirements contained in the County of Los Angeles Forester and Fire Warden, Forestry Division, letter dated April 4, 2016 (attached hereto), to the satisfaction of said Division, except as otherwise required by said Division.

Attachments:

County Forester's Letter dated April 4, 2016



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

April 4, 2016

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

Dear Michele Bush:

OAK TREE PERMIT NUMBER 2015-00032
PROJECT NUMBER R2015-03696-(5)
2454 MONTROSE AVENUE, MONTROSE

We have reviewed the "Request for Oak Tree Permit #2015-00032." The project is located at 2454 Montrose Avenue in the unincorporated area of Montrose. 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 Arsen Margossian, the consulting arborist, dated October 19, 2015.

We recommend the following as conditions of approval:

OAK TREE PERMIT REQUIREMENTS:

1. This grant shall not be effective until the permittee and the owner of the property involved (if other than the permittee), have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all conditions of this grant. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County of Los Angeles Fire Department a sum of \$300. Such fees shall be used to compensate the County Forester \$100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with the conditions of

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
GLENDORA
HAWAIIAN GARDENS
HAWTHORNE

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

LA MIRADA
LA PUENTE
LAKEWOOD
LANCASTER
LAWDALE
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

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 ENCROACHMENT:

7. This grant allows encroachment within the protected zone of three (3) trees of the Oak genus identified as Tree Numbers 1, 2, and OS-3 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.
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, 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:

___ Removal 3 Encroachment 3 To Remain 3 Total existing oak trees

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

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

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

The existing three oak trees will remain and be protected during construction as per attached arborist report and the county forester conditions and mitigation measures. see attached arborist report & county forester conditions with mitigation measures during construction.

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

No removal or relocation is requested.

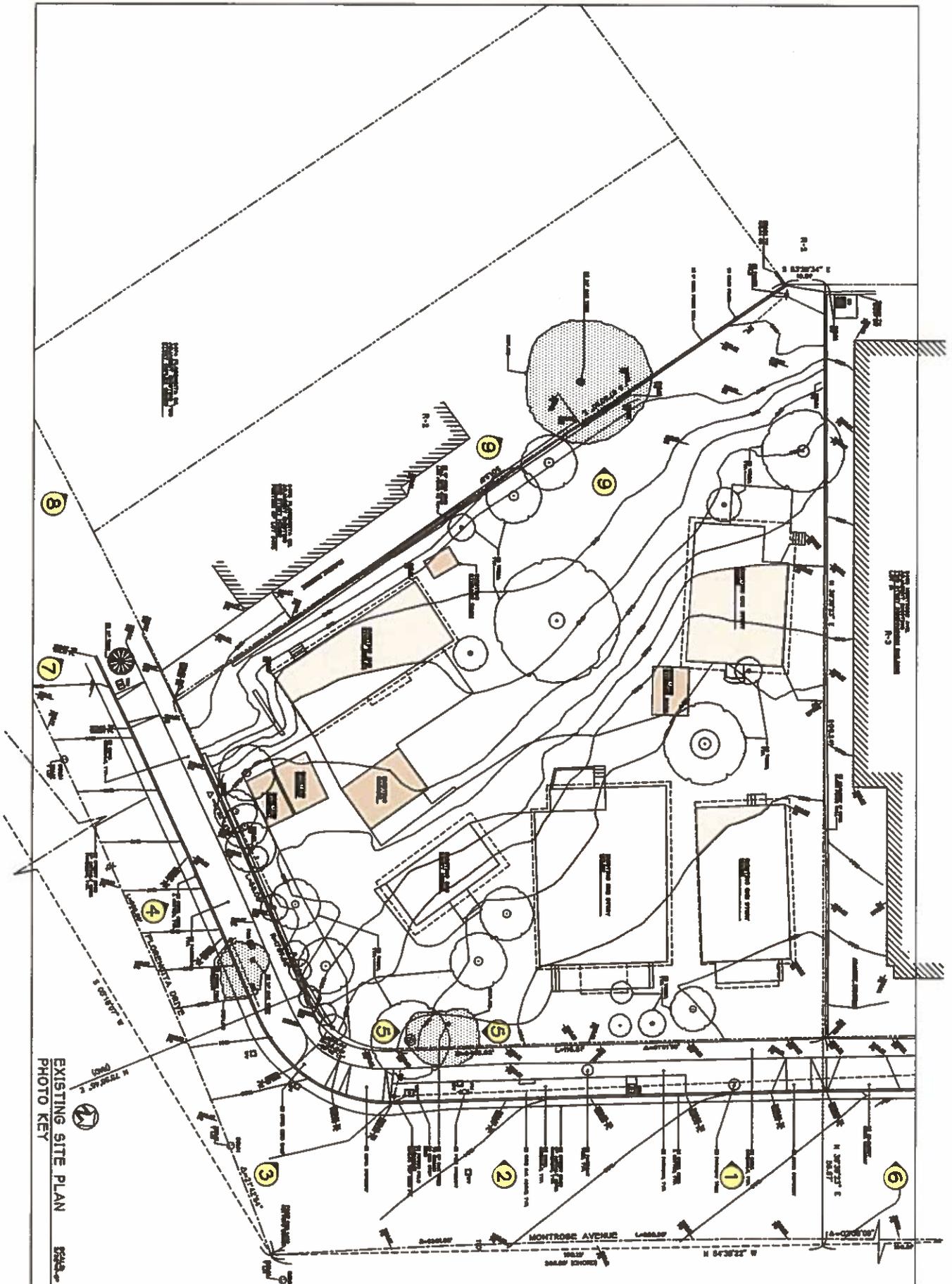
C. That in addition to the above facts, at least one of the following findings must apply:

1. That the removal of oak tree(s) proposed is necessary as continued existence at present location(s) frustrates the planned improvement or proposed use of the subject property to such an extent that:
 - a. Alternate development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or
 - b. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized, or
2. That the oak tree(s) proposed for removal or relocation interfere with utility service or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the tree(s), or
3. That the oak tree(s) proposed for removal, with reference to seriously debilitating disease or danger of falling, is such that it cannot be remedied through reasonable preservation procedures and practices.

No removal or relocation is requested.

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.

No removal or relocation is requested.



EXISTING SITE PLAN
PHOTO KEY

SHEET NO. A-1.1	PROPERTY TITLE EXISTING SITE PLAN WITH PHOTO KEY.	OWNER: 2484 MONTROSE, LLC C/O MR. VARDUJ KROBILIAN	MARDIAN AND ASSOC., INC. 410 N. Glendale Ave. Suite 312 Glendale, CA 91206 (818) 946-8306
	JOB TITLE EXISTING RESIDENTIAL BUILDINGS.	ADDRESS: 2441 RISA DRIVE GLENDALE, CA 91208	
	JOB ADDRESS: 2484 MONTROSE AVENUE MONTROSE, CA 91020	PHONE: 818-281-0618	



1-SUBJECT PROPERTY AT 2454 MONTROSE AVE.
NORTH



2-SUBJECT PROPERTY AT 2454 MONTROSE AVE.
NORTH



3-SUBJECT PROPERTY AT 2454 MONTROSE AVE.
NORTH & EAST



3-SUBJECT PROPERTY AT 2454 MONTROSE AVE.
NORTH & EAST



3-SUBJECT PROPERTY AT 2454 MONTROSE AVE.
NORTH & EAST WITH PARKWAY OAK TREE



4-SUBJECT PROPERTY AT 2454 MONTROSE AVE.
NORTH & EAST



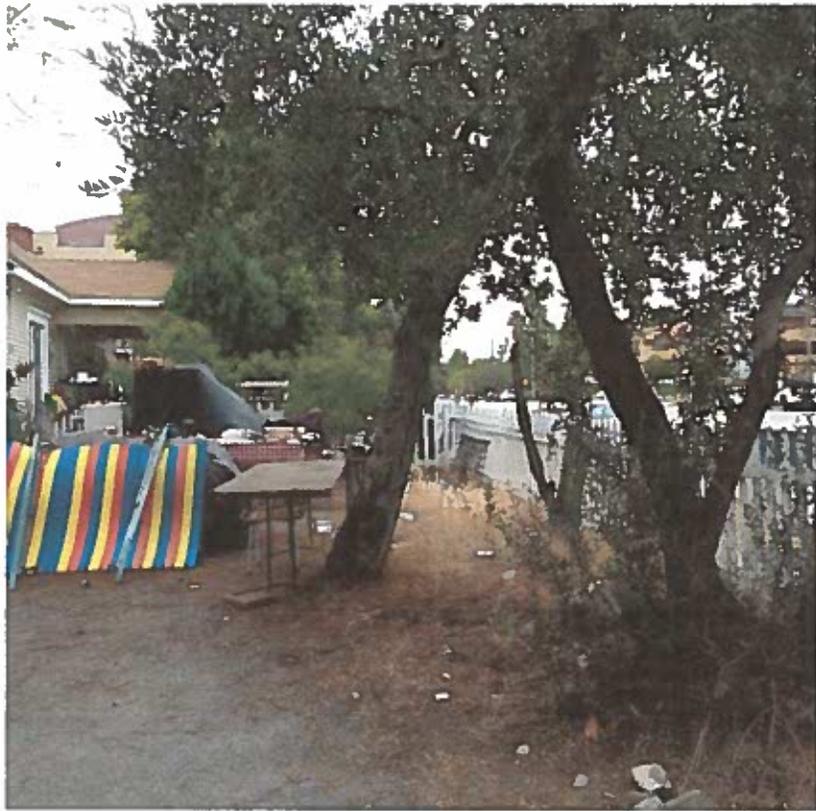
4-SUBJECT PROPERTY AT 2454 MONTROSE AVE.
EAST



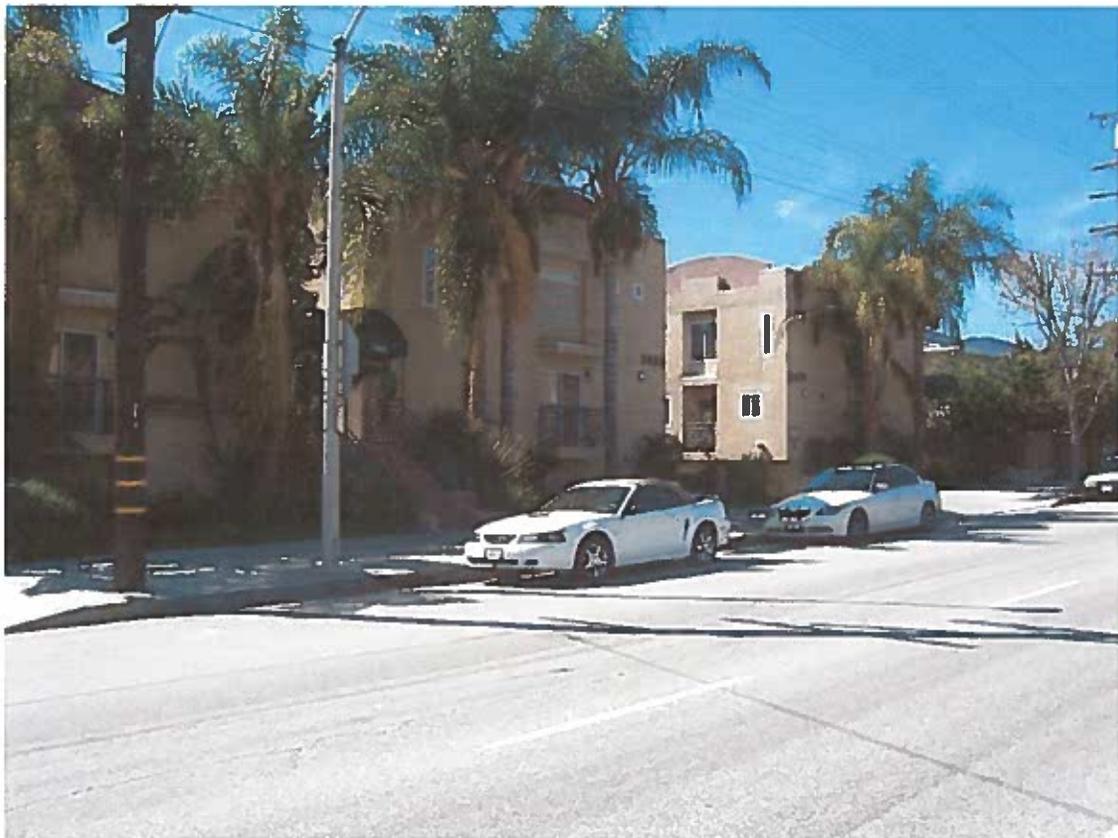
1, 2, 3, & 4-SUBJECT PROPERTY AT 2454 MONTROSE AVE.
NORTH & EAST



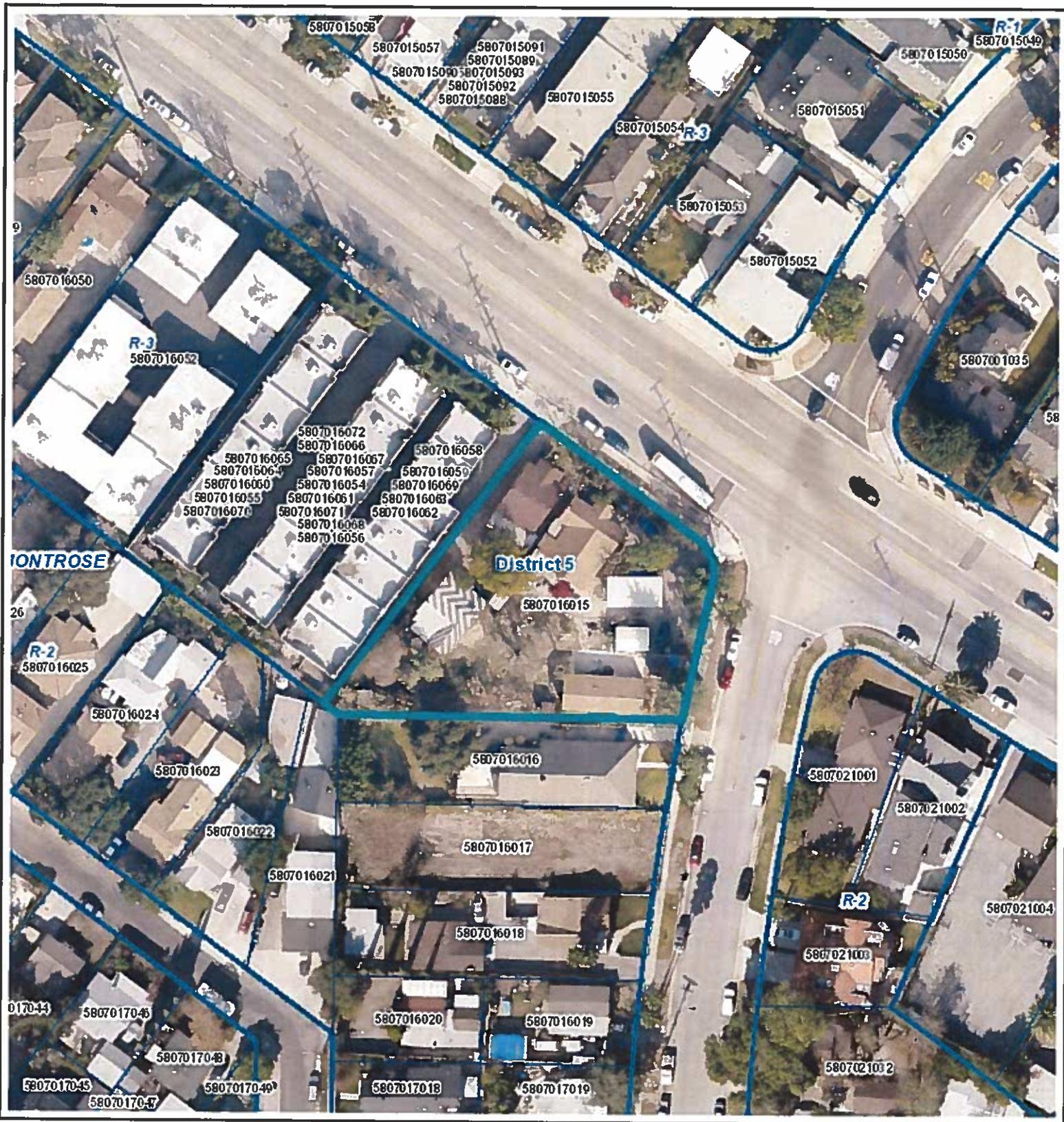
5-OAK TREE AT SUBJECT PROPERTY 2454 MONTROSE AVE.
AT NORTH PROPERTY LINE



5-OAK TREE AT SUBJECT PROPERTY 2454 MONTROSE AVE.
AT NORTH PROPERTY LINE



6-ADJACENT PROPERTY AT 2468 MONTROSE AVE.



R2015-03696-(5)

ROAK 201500032

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