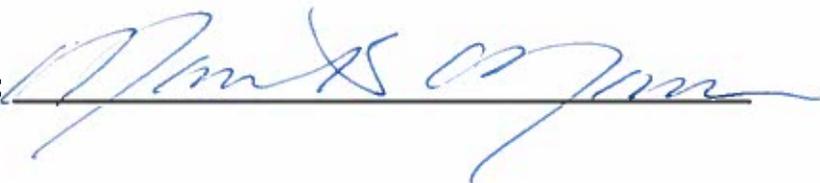


Hearing Officer Transmittal Checklist

Hearing Date
04/05/2016
Agenda Item No.
13.

Plan Number: RPPL 2015000120
Case(s): Oak Tree Permit
Planner: Jolee Hui

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use/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

PLAN NUMBER
 RPPL 2015000120

HEARING DATE
 April 5, 2016

REQUESTED ENTITLEMENTS
 Oak Tree Permit No. RPPL2015000120

PROJECT SUMMARY

OWNER / APPLICANT
 Eric and Elisa Callow

MAP/EXHIBIT DATE
 12/08/2015

PROJECT OVERVIEW

The applicant requests an oak tree permit to encroach within the protected zones of two off-site oak trees (identified as Oak Tree #1 and #2) located on the adjacent property. The two encroachments are associated with the widening and repaving of an existing driveway, construction of a side yard fence/wall along a segment of the west property line, adding fill soil to the driveway and west side yard to raise the existing grade and provide a level walkway.

Previous entitlements associated with this request include Site Plan Review No. 201400711 and Oak Tree Permit No. 201400029, which authorized the construction of a new single-family residence and the encroachment into the protected zone of Oak Tree #1 resulting from the residential construction and fencing work.

LOCATION
 1200 E. Woodbury Road

ACCESS
 Woodbury Road

ASSESSORS PARCEL NUMBER(S)
 5849-015-003

SITE AREA
 0.2 acre (8,254 square feet)

GENERAL PLAN / LOCAL PLAN
 Altadena Community Plan

ZONED DISTRICT
 Altadena Zoned District

LAND USE DESIGNATION
 LD- Low Density Residential (1 to 6 du/gross acre)

ZONE
 R-1-7,500

PROPOSED UNITS **MAX DENSITY/UNITS**
 N/A N/A

COMMUNITY STANDARDS DISTRICT
 Altadena CSD

ENVIRONMENTAL DETERMINATION (CEQA)

Class 4 Categorical Exemption – Minor Alterations to Land (Section 15304(a) per 2014 CEQA Statute and Guidelines)

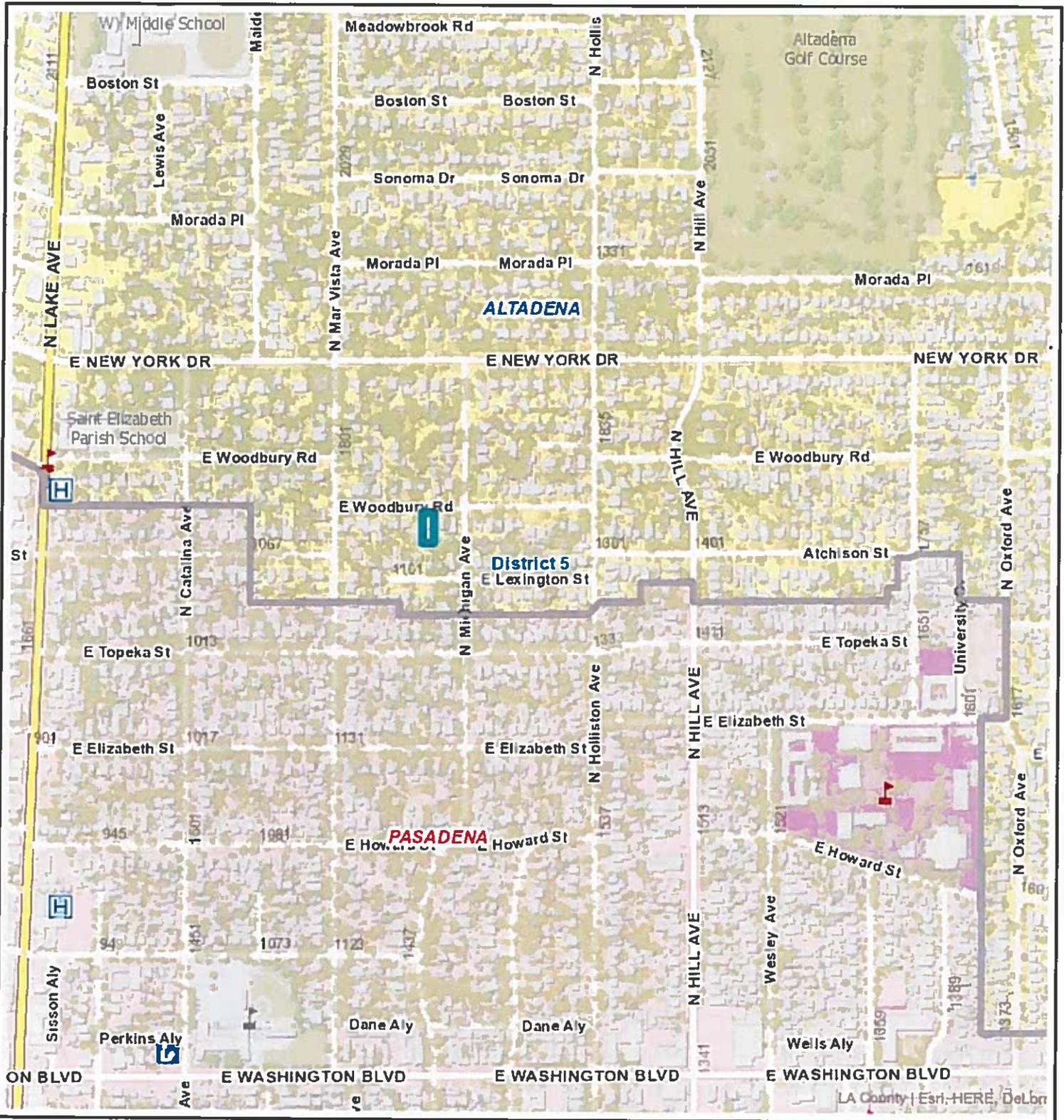
KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.2050 through 22.56.2260 (Oak Tree Permits), Part 16 of Chapter 22.56
 - 22.44.127 (Altadena CSD requirements)
 - 22.24.105 (R-1-7500 Zone Development Standards for single-family residences)

CASE PLANNER:
 Jolee Hui

PHONE NUMBER:
 (213) 974 - 6435

E-MAIL ADDRESS:
 jhui@planning.lacounty.gov



Project Location Map

1200 E. Woodbury

Printed: Mar 15, 2016



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ENTITLEMENTS REQUESTED

- Oak Tree Permit ("OTP") to authorize encroachment into the protected zone of two oak trees in the R-1-7,500 (Single-Family Residence — 7,500 square feet required minimum lot area) Zone pursuant to County Code Section 22.56.2060.

PROJECT DESCRIPTION

The Project is a request for an OTP to encroach into the protected zone of two off-site oak trees in association with the proposed modifications to an existing driveway and fencing improvements. The following summarizes the oak trees that are identified in the Oak Tree Report dated September 22, 2014 and Addendum to the report dated December 7, 2015, prepared by Rebecca Latta and verified by the County Fire Department Forester and Fire Warden ("County Forester"):

ID	Genus	Trunk Diameter (DBH)	Location	Request
Oak #1	Coast Live Oak (<i>Quercus agrifolia</i>)	32 inches	Off-site on a neighbor's property, west of the subject property's front yard.	Encroachment
Oak #2	Coast Live Oak (<i>Quercus agrifolia</i>)	27 inches	Off-site on a neighbor's property, west of the subject property's front yard.	Encroachment
Oak #3	Coast Live Oak (<i>Quercus agrifolia</i>)	19 inches	Off-site on a neighbor's property, behind the subject property's rear yard	None

As Oak #1 and Oak #2 have canopies that overhang the subject property's front and side yards, the following improvement activities at the single-family residence would encroach within their protected zones:

- Widen existing driveway.
- Install new paving (permeable pavers and gravel in oak tree protected zone and concrete paving outside of oak tree protected zone) for driveway.
- Add compact fill to the driveway and west side yard to raise the existing grade level and provide a level walkway from the carport area to a residential entry via the utility area. The amount of fill soil is one to three inches added to approximately 25% of the protected zone for Oak #1. Oak #2 would receive two to 24 inches of fill in an area that encompasses about 20% of the root zone. As a result of this grade change, the block wall along the west property line would be raised.
- Reconfigure and extend a segment of a block wall topped with guard rails on the west property line. The extended wall would encroach approximately five feet into the protected zone of Oak Tree #2.
- Modify a section of the permitted fence/wall along the east property line from a block wall topped with open-work non-view-obscuring fence to a block wall without open-work non-view-obscuring fence.

- Extend concrete mow strip across driveway, which crosses the protected zone of Oak #1 and Oak #2.
- Add new landscaping consisting of California native grasses and shrubs to the eastern edge of the protected zone of Oak #1.

The construction of the single-family residence was originally approved by Site Plan Review No. 201400711 on December 24, 2014. Oak Tree Permit No. 201400029 was previously issued to authorize encroachment into the protected zone of Oak Tree #1 associated with the construction of the single-family residence.

EXISTING ZONING

The subject property is zoned R-1-7,500. Surrounding properties within a 500-foot radius are zoned as follows:

North: R-1-7,500
South: R-1-7,500
East: R-1-7,500
West: R-1-7,500

EXISTING LAND USES

The subject property is currently under construction for a single-family residence. Surrounding properties within a 500-foot radius are developed as follows:

North: Single-family residences; two-family residence
South: Single-family residences
East: Single-family residences; two-family residences
West: Single-family residences; two-family residence

PREVIOUS CASES/ZONING HISTORY

The zoning history of the subject property is as follows:

- Ordinance 5541, adopted May 9, 1950, established the subject property in R-1-7,500 Zone.

The history of subject property is as follows:

- The subject property was created as Lot 3 of the Britton's Tract, per Map Book 13, Page 5 recorded on August 13, 1907.
- Regional Planning does not have any record of approval for the construction of a former 1,217-square-foot one-story single-family residence and 310-square-foot detached garage that was demolished in 2015.
- Site Plan Review No. 201400711 was approved on December 24, 2014 for the demolition of an existing one-story residence and detached garage as well as the construction of a new two-story single-family residence. The new 2,653-square-

foot residence would include a ground floor and a basement, deck, new landscaping, two-car carport with cantilevered roof, utility area, and retaining walls topped with guard rails along the side yard property lines. Cut is estimated at 865 cubic yards and fill is estimated at 435 cubic yards.

- Oak Tree Permit No. 201400029 was approved on December 24, 2014 for encroachment into the protected zone of one oak tree, identified as Oak #2 in the Oak Tree Report dated June 24, 2014 and prepared by Rebecca Latta. This request is associated with the ground disturbing activities proposed in Site Plan Review No. 201400711.

ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff determines that the Project is eligible for Categorical Exemption (Class 4 Exemption, Minor Alternations to Land) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Project is exempt because the two oak tree encroachments are related to minor alternations in the condition of private land and vegetation that do not involve the removal of healthy mature, scenic trees. No trees will be removed as part of this Project. No exceptions to the categorical exemption are found to apply to the Project per Section 15300.2 of the California Code of Regulations. The subject property is not located within or in close proximity to an environmentally sensitive area, a historical resource, a hazardous waste site, or a scenic highway. No significant effect due to "unusual circumstances" and no cumulative impact are anticipated. Therefore, County Staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA.

STAFF EVALUATION

General Plan/Community Plan Consistency

The subject property is designated within the Low Density Residential land use category of the Altadena Community Plan. This designation is intended for one to six dwelling units per gross acre in order to maintain existing single-family neighborhood. By maintaining a single-family residence on the site, this property will contribute towards the preservation of the single-family neighborhood and is therefore consistent with the permitted uses of the underlying land use category.

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

- Preserve existing residential neighborhoods, commercial districts, community facilities, institutions, and environmental amenities.
- Preserve and maintain existing residential units which are structurally sound.
- Maintain and enhance a living environment for Altadena residents which provide for their needs: health, physical safety, and high quality of life.

The subject property would continue to be maintained as a single-family residence. The Project involves encroachment into the protected zone of two oak trees for the purpose of reducing the slope on the existing driveway and providing a level walkway for entry into the residence from the carport area. The single-family residence was originally approved to be built in 2014 and necessary building permits have been obtained to ensure its structural soundness. The proposed improvements would provide greater convenience and access for the residents. Because additional compact fill would be necessary to provide the level walkway, the retaining walls would be topped with guard rails of three and one-half feet for safety protection.

Zoning Ordinance and Development Standards Compliance

Pursuant to Section 22.20.070 and 22.44.127 of the County Code, single-family residential uses are allowed in the R-1-7,500 Zone and within the Altadena CSD.

Pursuant to Section 22.56.2060 of the County Code, cutting, destroying, removing, relocating, inflicting damage or encroaching into a protected zone of any tree of the oak genus which 25 inches or more in circumference (eight inches in diameter) as measured four and one-half feet above mean natural grade is prohibited without an OTP. The protected zone is the area extending five feet beyond the dripline of the tree or 15 feet from the trunk, whichever is greater.

Pursuant to Section 22.56.2140, staff referred a copy of the applicant's oak tree report as required by Section 22.56.2090 to the County Forester to review the accuracy of statements contained therein, and to inspect the subject property.

The following development standards are applicable to the proposed Project:

Side yard: Pursuant to Section 22.44.127 of the County Code, the Altadena CSD requires the side yard setback to be at least 10 percent of the average width of the parcel. No new structures are proposed within the required side yard setback (i.e., 5' 6") except for the proposed wall/fencing and the carport's cantilevered roof projection of two and one-half feet into the west side yard. Pursuant to Section 22.48.140.B, carports are permitted within the side yard setback.

Area requirement: R-1-7,500 Zone requires a minimum lot size of 7,500 square feet. The subject property is 8,254 square feet in size.

Fences/walls: Pursuant to Section 22.48.160 of the County Code, fences and walls within a required interior side yard shall not exceed six feet in height. Where a retaining wall that contains a fill, the height of the wall built to retain the fill shall be considered as contributing to the permissible height of the a fence or wall; providing, however, that in any event an open-work non-view-obscuring fence of three and one-half feet may be erected at the top of the retaining wall for safety protection.

Yard Projection: Pursuant to Section 22.48.120, cantilevered roofs may project a maximum distance of two and one-half feet into any required yard provided that no

portion of the cantilevered roofs is less than eight feet above grade and there are no vertical supports or members within the required yard.

Site Visit

Staff conducted a site visit at the subject property March 23, 2016 and found that the plans are consistent with the proposed project.

The two-story single-family residence permitted by Site Plan Review No. 201400711 is currently under construction and the subject property is fenced off from public view.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.2130 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 proposed Project would encroach into the protected zone of two oak trees and no oak trees will be removed. By preserving the oak trees, the Project is preserving the residential character of this community. The oak tree encroachment will have a negligible effect on the community. The proposed development is also consistent with the zoning ordinance and relevant land use plans.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The County Forester sent a comment letter dated January 26, 2016 which verified the Oak Tree Report and the Addendum prepared by Rebecca Latta, Arboricultural Consulting, are accurate and complete as to the location, size, condition, and species of the oak trees. The County Forester recommends approval of the Project and has recommended conditions of approval which are included in the Project's conditions.

OTHER AGENCY COMMENTS AND RECOMMENDATIONS

Staff has not received any comments at this time.

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 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 Oak Tree Permit No. RPPL2015000120, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

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 NO. RPPL2015000120 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Jolee Hui, 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
Site Photographs
Site Plan
Zoning and Land Use Map

MM:JH
3/24/2016

**DRAFT FINDINGS OF THE HEARING OFFICER AND ORDER
COUNTY OF LOS ANGELES
OAK TREE PERMIT NO. RPPL 2015000120**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Oak Tree Permit No. RPPL2015000120 on April 5, 2016.
2. The permittee, Eric Callow ("permittee"), requests an Oak Tree Permit ("OTP") to authorize the encroachment into the protected zones of two off-site oak trees ("Project") associated with the improvements proposed on a property located at 1200 E. Woodbury Road (APN 5849-015-003) ("subject property") in the unincorporated community of Altadena in the R-1-7,500 (Single-Family Residential – 7,500-Square-Foot Minimum Required Area) Zone pursuant to Los Angeles County Code ("County Code") Section 22.56.2060.
3. The subject property is 0.18 acres or 8,254 square feet in size and consists of one parcel. The parcel is rectangular with relatively gentle sloping topography and is currently under construction for a permitted single-family residence.
4. The subject property is located in the Altadena Zoned District and is located within the Altadena Community Standard District (CSD).
5. The subject property is located within the LD (Low Density Residential - one to six dwelling units per acre) land use category of the Altadena Community Plan.
6. Surrounding properties within a 500-foot radius are zoned as follows:

North: R-1-7,500
South: R-1-7,500
East: R-1-7,500
West: R-1-7,500
7. Surrounding land uses within a 500-foot radius include:

North: Single-family residences; two-family residence
South: Single-family residences
East: Single-family residences; two-family residences
West: Single-family residences; two-family residence
8. The subject property was created as Lot 3 of the Britton's Tract, Map Book 13 Page 5, recorded on August 13, 1907. Per Subdivision and Zoning Ordinance Policy No. 01-2011, certificate of compliance is not warranted for this antiquated tract. A certificate of compliance will be required if new primary structures, residential additions or modification that increase the density, non-residential additions or modification that increase parking requirements, or new surface mining, landfills and other similar uses are proposed. No such additions or modification are being proposed.

9. Regional Planning does not have any record of the approval for the construction of the previous one-story single-family residence and detached garage that was demolished in 2015. Site Plan Review No. 201400711 was approved on December 24, 2014 for the construction of a new two-story single-family residence (i.e., ground floor and basement) with a two-car carport, deck, and 2,653 square feet of floor space.
10. An OTP is required for encroachment into the protected zone of oak trees with trunks eight inches or greater in diameter as measured four and one-half feet above natural grade pursuant to Section 22.56.2060 of the County Code. The proposed driveway and fencing/wall improvements would encroach within the protected zones of two off-site oak trees, identified by the County Forester and Addendum to Oak Tree Report dated December 7, 2015 as Oak #1 and Oak #2.
11. The site plan depicts three off-site oak trees. Oak #1 and Oak #2 have their protected zone extending into the subject property's front yard setback and west side yard setback. Oak #3 is located near the subject property's rear property line and no encroachment is requested for Oak #3. A section of the wall/fence along the west property line, adjacent to the carport with cantilevered roof (previously approved by RPP 201400711), would be adjusted and extended to accommodate the additional compact fill. The purpose of the fill is to provide a level driveway and pathway from the carport area to the residential entry via utility area. The existing driveway would also be widened and paved with permeable paving.
12. The subject property is accessible via a driveway from Woodbury Road.
13. The two-car carport adjacent to west side yard setback provides primary (tandem) parking for the single-family residence. The carport is below a cantilevered roof that extends two and one-half feet into the required side yard setback.
14. Pursuant to County Code Section 22.56.2140, a copy of the applicant's Addendum to the Oak Tree Report as required by Section 22.56.2090 was sent to the County Forester and Fire Warden ("County Forester") to review the accuracy of the statements contained therein, and to inspect the subject property. Based on comments in a letter from the County Forester, dated January 26, 2016, the Addendum to the Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak tree on the site. The County Forester supports the approval of the Oak Tree Permit, subject to conditions.
15. The Addendum to the Oak Tree Report prepared by Rebecca Latta, Arboricultural Consulting, dated December 7, 2015, demonstrated that the primary encroachment activities are the widening of the existing driveway, construction of the block wall/fence, and adding compact fill to raise the grade level of the existing driveway and carport area.
16. The Project is required to comply with the recommended conditions outlined in the Addendum to the Oak Tree Report dated December 7, 2015, and the conditions of approval and requirements outlined in the County Forester's letter dated January 26,

2016. The implementation of these measures will ensure that the Project will not endanger the health of Oak #1 and Oak #2 near the subject property. The County Forester's letter and Addendum to the Oak Tree Report is attached to the Conditions of Approval for the Project.

17. 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 involved the encroachment into the protected zone of two oak trees in connection with the driveway and wall/fence improvements at a single-family residence.
18. Pursuant to the provisions of Sections 22.56.2130 and Section 22.60.174 of the County Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and DRP website listing.
19. No public comments have been received.

[To be inserted after the public hearing to reflect hearing proceedings.]

20. A duly noticed public hearing was held on April 5, 2016 before the Hearing Officer.
21. The Hearing Officer finds that the Project is consistent with the goals and policies of the Altadena Community Plan. The LD (Low Density Residential, one to six dwelling units per gross acre) land use designation is intended for suburban tract residential development. The purpose of this category is to maintain existing single-family neighborhoods. The subject property will remain single-family residential and the proposed Project is intended to provide greater access and convenience at the single-family residence.
22. The Hearing Officer finds that the Project is consistent with the Los Angeles County Zoning Code. Single-family residential uses are allowed in the R-1-7,500 Zone.
23. The Hearing Officer finds that only two oak trees are subject to Part 16 of Chapter 22.56 and the one remaining oak tree will not be endangered per Section 22.56.2100A.
24. The Hearing Officer finds that the proposed improvements or construction will be accomplished without endangering the health of the three off-site oak trees. The Project is appropriately conditioned to require that the Oak #1 and Oak #2 would be protected through all work conducted within the trees' protected zones. The Hearing Officer further finds that, with the conditions of approval for the Project, the construction and operation of the Project will be accomplished without endangering the health of the oak trees.

25. The Hearing Officer finds that the Project will minimize root zone impacts to the two oak trees. Therefore, the encroachment into the protected zone of the two oak trees proposed are necessary as the current location 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. As Oak #1 and Oak #2 are located immediately adjacent to west property line and the driveway, any driveway and fencing improvements would inevitably encroach into the protected zones of these oak trees.
26. The Hearing Officer finds that the Project is not in conflict with the County Oak Tree Ordinance, no trees of the oak genus will be removed and oak trees will be protected. Therefore, the encroachment into the protected zone of the two oak trees will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure. The impact to the oak trees in the project vicinity will be minimal and can be reduced by the recommended measures outlined in the Addendum to the Oak Tree Report and County Forester's comment letter.
27. The Hearing Officer finds that pursuant to Section 22.56.2130 and Section 22.60.174 of the County Code, the community was appropriately notified of the Project's public hearing by mail, newspaper, and DRP website posting. Additionally, the Project's case materials are available on the Regional Planning's website. On February 23, 2016, a total of 11 Notices of Public Hearing were mailed to the contacts on the courtesy mailing list for the Altadena Zoned District and to any additional interested parties.
28. The location of the documents and other materials constituting the record of proceedings upon which the Director'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 construction and 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.
- B. That the encroachment into the protected zone of the two oak trees will not result in soil erosion through the diversion or increased flow of the surface waters which cannot be satisfactorily mitigated; and
- C. That the encroachment of the two oak trees is necessary as their continued existence at the present location 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.

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

THEREFORE, THE 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. RPPL 2015000120, subject to the attached conditions of approval.

ACTION DATE: April 5, 2016

MM:JH
03/24/16

c: Hearing Officer, Zoning Enforcement, and Building and Safety,

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
OAK TREE PERMIT NO. RPPL 2015000120**

PROJECT DESCRIPTION

The project is a request to authorize encroachment into the protected zones of two oak trees, both identified as Coast Live Oak in the Oak Tree Report dated September 22, 2014 and Addendum to the report dated December 7, 2015, prepared by Rebecca Latta, Arboricultural Consulting, in association with the proposed driveway and wall/fencing improvements at a single-family residence 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. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 8 shall be effective immediately upon the date of the 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.

- a. 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.
 - b. 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 one-year time extension may be requested in writing and with payment of the applicable fee at least six (6) months prior to the expiration date.
 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 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. 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.

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 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").
12. 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.
13. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the Fire Department.
14. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.

PERMIT-SPECIFIC CONDITIONS – OAK TREE PERMIT

15. This grant shall authorize encroachment into the protected zone of two oak trees (identified as Oak #1 and Oak #2 on the Exhibit "A," Oak Tree Report dated September 22, 2014, and Addendum to Oak Tree Report dated December 7, 2015) with no removal.
16. The permittee shall comply with all conditions and requirements contained in the County of Los Angeles Forester and Fire Warden, Forestry Division, letter dated January 26, 2016 (attached hereto), to the satisfaction of said Division, except as otherwise required by said Division.

Attachments:

County Forester's Letter dated January 26, 2016.
Oak Trees: Care and Maintenance Guide.



OAK TREE PERMIT BURDEN OF PROOF

Please identify the number of oak trees proposed for:

 Removal 2 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.)

<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>Encroachments are proposed for the root zones of off-property Oaks #1 and #2. Please see oak</p>
<p>tree addendum (driveway modification and landscaping from rebecca latta consulting dated December 7, 2015.</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>No oak trees are proposed for removal or relocation.</p>
<p>C. That in addition to the above facts, at least one of the following findings must apply:</p>
<p>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:</p>
<p> a. Alternate development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or</p>
<p> b. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized, or</p>
<p>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</p>
<p>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>
<p>No oak trees are proposed for removal or relocation.</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>no oak trees are proposed fro removal or relocation.</p>



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

January 26, 2016

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

Dear Ms. Hui:

OAK TREE PERMIT
PLAN NUMBER RPPL 2015000120
1200 E. WOODBURY ROAD, ALTADENA
APN: 5849-015-0003

We have reviewed the "Request for Oak Tree Permit #2015-000120." The project is located at 1200 E. Woodbury Road, in the unincorporated area of Altadena. The Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The term "Oak Tree Report" refers to the document on file by Rebecca Latta, Arborcultural Consulting, the consulting arborist, dated December 7, 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

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
GLENORA
HAWAIIAN GARDENS
HAWTHORNE

HIDDEN HILLS
HUNTINGTON PARK
INDUSTRY
INGLEWOOD
IRVINDALE
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

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 chain-link fencing, not less than four (4) feet in height, to secure the protected zone of all remaining Oak trees on site, as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the drip line 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 two (2) trees of the Oak genus identified as Trees Numbered 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 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.

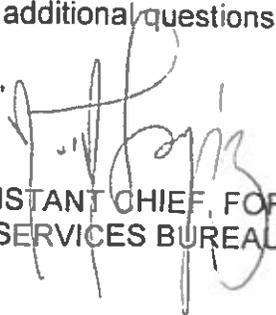
NON-PERMITTED ACTIONS AND VIOLATIONS:

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 drip line 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

APPLICANT'S PHOTOS

Date: December 31, 2015

1200 E. Woodbury Road, Altadena, CA 91104



Front view of new construction from E. Woodbury Road. Note old driveway entrance and the two oak trees in question. The storage pods are sitting on the old driveway.



View inside security gate. Note brick walkway terminating at square remnant of old concrete walkway.



Note concrete square abutting old driveway. Minor grade differential between the square the driveway surface shows how little fill would be required at that area to bring the new driveway up to the desired grade level. Foundation of the old house runs along the east edge of the old driveway.



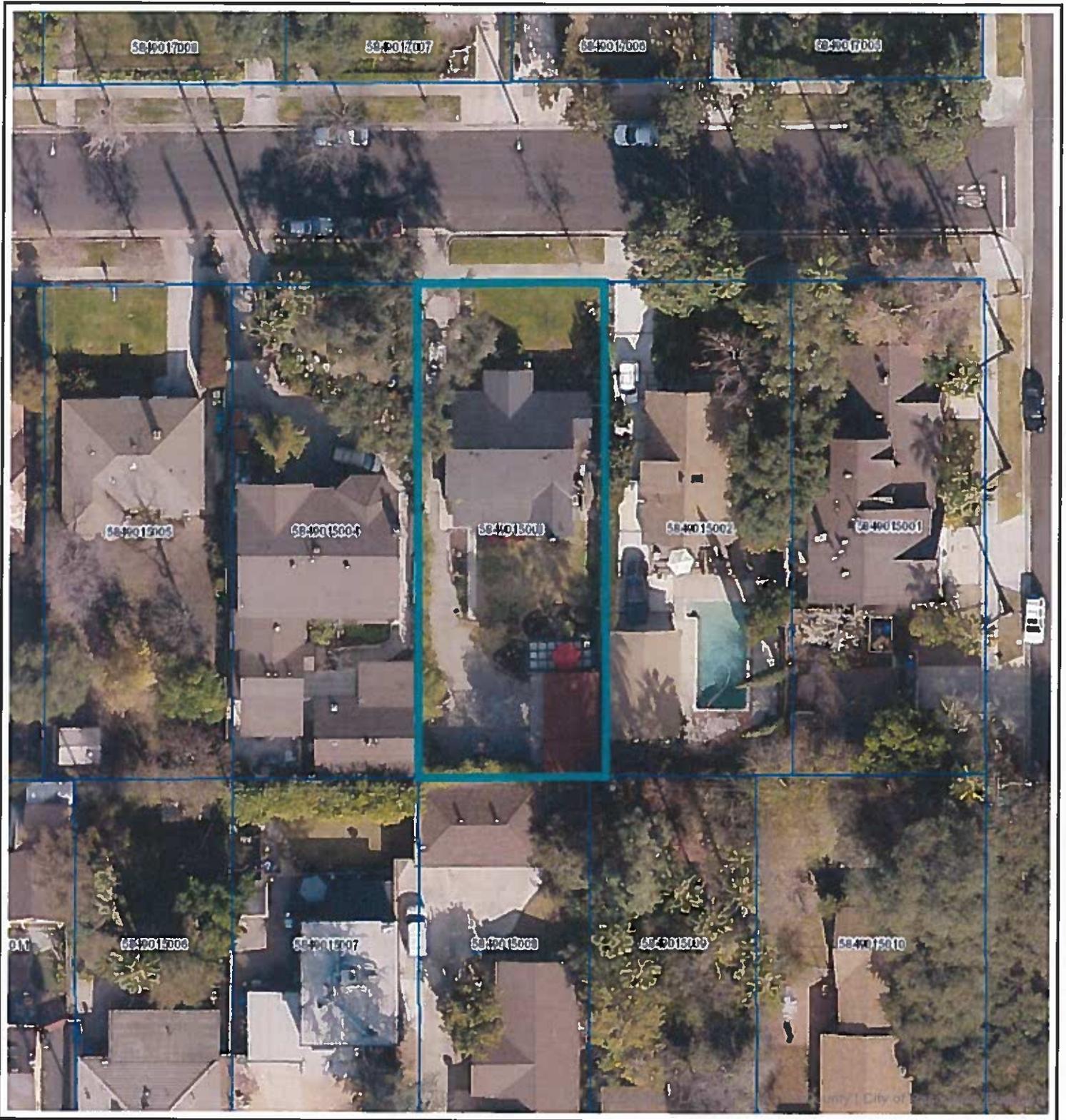
View of that portion of the protected zone, from yellow box in foreground to the concrete square in the background, which would be subject to fill. The old driveway can be seen on the left, partially obscured by rocks and sand bags. It is not known whether root structure exists under the old driveway. The filled section on the right represents the desired grade for the new driveway and covers an area that was under the old house. Test holes demonstrated that no roots had penetrated to that area. The protected zone perimeter runs in a curving line roughly from the yellow box to the concrete square. Fill to be added within the protected zones amounts to approximately eight cubic yards.



View of affected area from the concrete square to the yellow box. Again, note that the depth of fill required to create the desired grade would increase from virtually nothing at the square to approximately eighteen inches at the yellow box, i.e., the extreme edge of the protected zone.



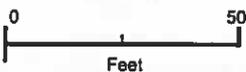
View north from the back of the new driveway area. The grade height on the left represents what would be necessary if the new driveway were required to follow the contour of the old driveway. Approximately seventy-five cubic yards of fill would have to be removed to create that contour. The higher grade on the right represents the desired grade level.

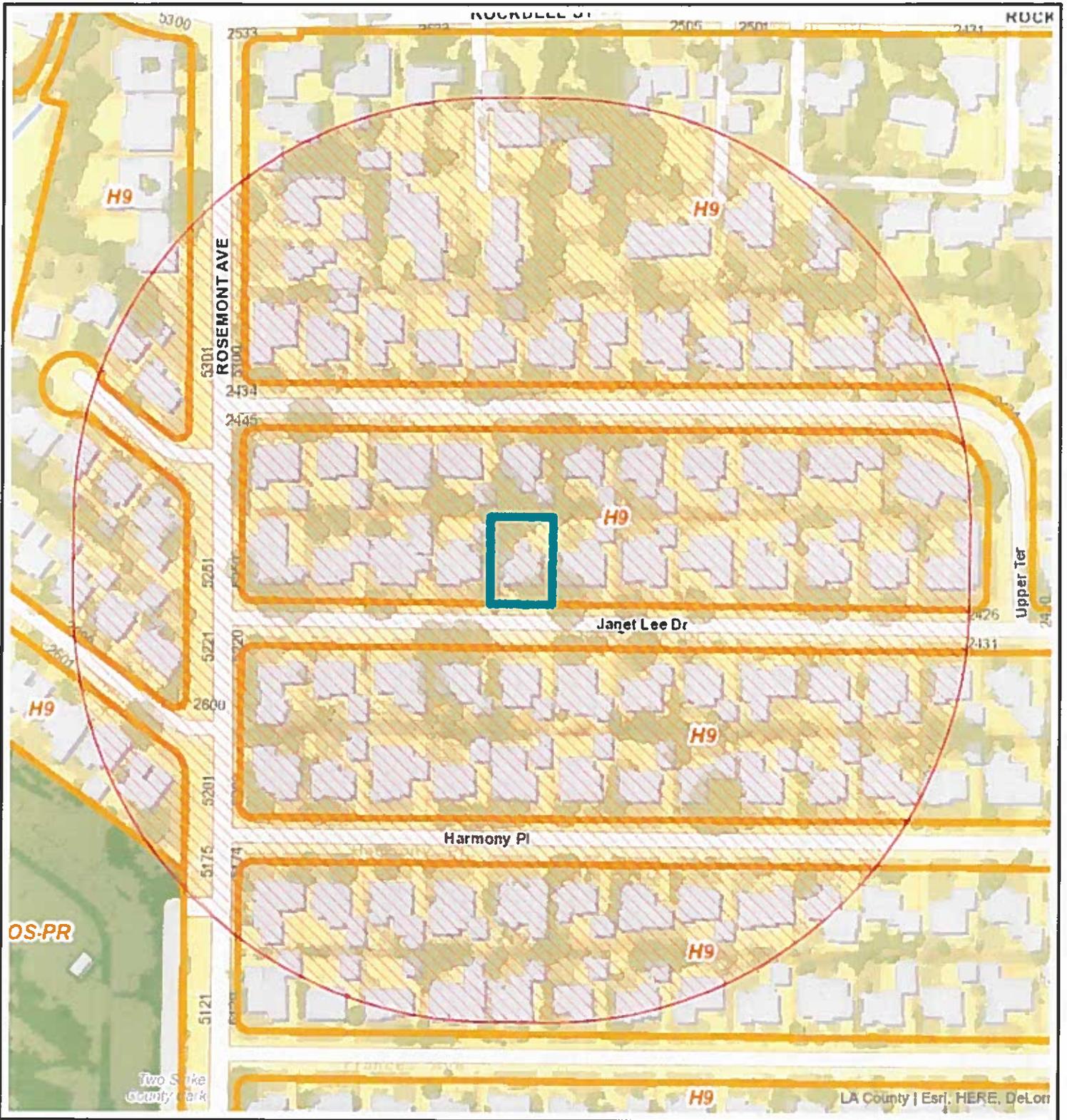


Aerial

Printed: Mar 14, 2016

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General Plan 2035 Land Use Designation (500-foot radius)

Printed: Mar 14, 2016



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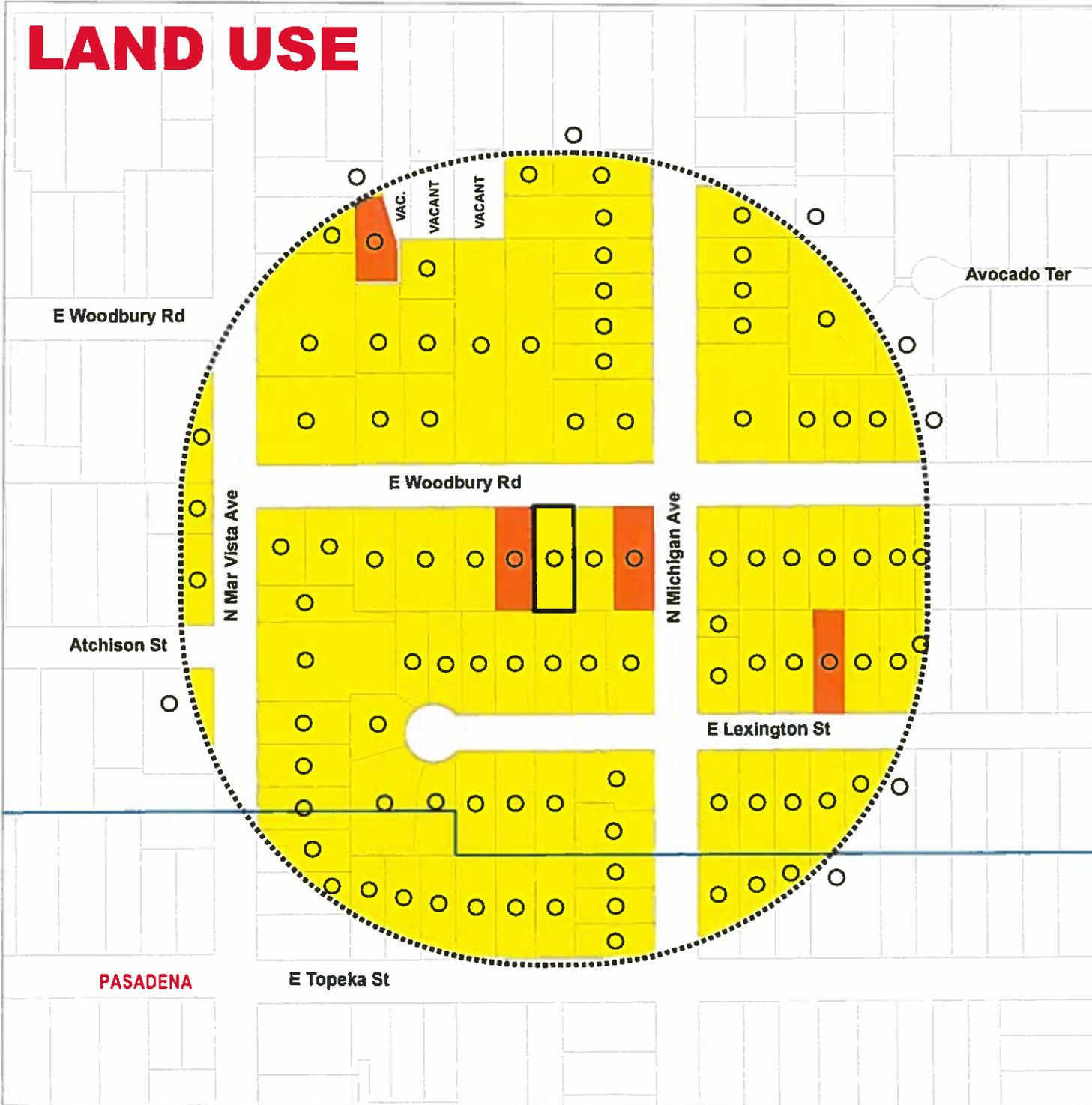
LAND USE

LAND USE 500 FOOT RADIUS MAP

RPPL2015000120 (5)
RPPL 2015 000120

Legend

- SINGLE-FAMILY RESIDENCE
- ② MULTI-FAMILY RESIDENCE
- SINGLE-FAMILY RESIDENCE
- TWO-FAMILY RESIDENCE
- VACANT



VICINITY MAP



LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

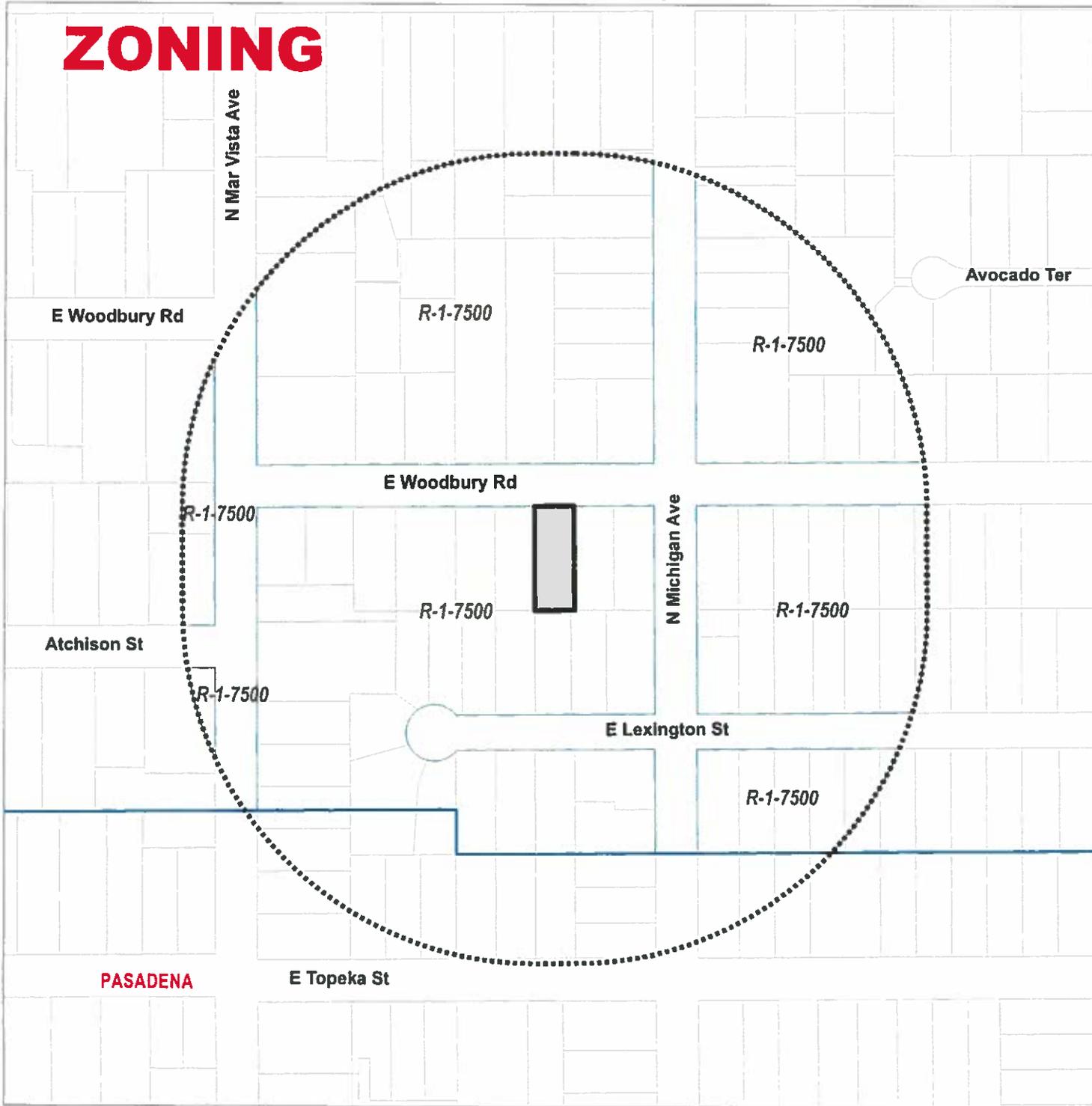
ZONING

ZONING 500 FOOT RADIUS MAP

RPPL2015000120 (5)
RPPL 2015 000120

Legend

 R-1 - Single-Family Residence



VICINITY MAP



LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



November 20, 2014

Richard J. Bruckner
Director

Corsini Stark Architects LLP
3630 Tyburn Street
Los Angeles, CA 90065

**REGARDING: PROJECT NO. R2014-01840-(5)
OAK TREE PERMIT NO. 201400029
1200 E Woodbury Road, Altadena (APN: 5849-015-003)**

The Director of Planning, by her action of **November 20, 2014**, has **APPROVED** the above-referenced project. Enclosed are the Director's Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Director's decision. The appeal period for this project will end at 5:00 p.m. on **December 4, 2014**. Appeals must be delivered in person.

Appeals: To file an appeal, please contact:
Regional Planning Commission, Attn: Commission Secretary
Room 1350, Hall of Records
320 West Temple Street, Los Angeles, CA 90012
(213) 974-6409

Upon completion of the appeal period, the notarized Affidavit of Acceptance and the receipt showing the Forester's fee payment, as indicated in the Forester's letter dated October 28, 2014, must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner.

For questions or for additional information, please contact Jeantine Nazar of the Zoning Permits East Section at (213) 974-6435, or by email at jnazar@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner

Maria Masis, Supervising Regional Planner
Zoning Permits East Section

Enclosures: Conditions of Approval, Affidavit of Acceptance (Permittee's Completion),
c: DPW (Building and Safety); Zoning Enforcement;

MM:JN

STANDARD PERMIT SPECIFIC CONDITIONS OAK TREE PERMIT

PROJECT DESCRIPTION

This grant allows encroachment within the protected zone of one (1) tree of the Oak genus identified as Tree Number 1 on the applicant's site plan.

PERMIT SPECIFIC CONDITIONS

1. This permit shall not be effective until a plot plan is approved for the construction of a single-family residence, demonstrating the need to encroach upon the said trees.
2. The permittee shall comply with all conditions and requirements contained in the County of Los Angeles Forester and Fire Warden, Forestry Division, letter dated October 28, 2014, (attached hereto), to the satisfaction of said Division.
3. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for any tree that dies as a result of the approved encroachments.
4. The permittee shall plant one healthy acorn of the same species of oak (*Quercus sp.*), for any trees removed for each mitigation tree planted. The acorns shall be planted at the same time as and within the watering zone of each mitigation tree.
5. All replacement trees 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.
6. When replacement trees 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.
7. The permittee shall protect the oak trees on the subject property during and after development, such as, but not limited to, the following requirements:
 - a. 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,

- b. 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,
- c. 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,
- d. 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,
- e. 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,
- f. That corrective measures for trees noted on the oak tree report as requiring remedial action be taken, including pest control, pruning, fertilizing and similar actions,
- g. 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,
- h. 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.

Attachments:

County Forester's Letter dated, October 28, 2014



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90053-3294

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

October 28, 2014

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

Dear Ms. Nazar:

OAK TREE PERMIT NUMBER 201400029
PROJECT NUMBER R2014-01840
1200 E. WOODBURY ROAD, ALTADENA

We have reviewed the "Request for Oak Tree Permit #201400029." The project is located at 1200 E. Woodbury Road in the unincorporated area of Altadena. The Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The term "Oak Tree Report" refers to the document on file by Rebecca Latta, the consulting arborist, dated September 22, 2014.

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

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	LAKEWOOD	NORWALK	ROLLING HILLS	SOUTH GATE
BALDWIN PARK	CLAREMONT	GARDENA	INGLEWOOD	LANCASTER	PALMDALE	ROLLING HILLS ESTATES	TEMPLE CITY
BELL	COMMERCE	GLENDORA	IRVINDALE	LAWDALE	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

compensate the County Forester \$100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with the conditions of approval. The above fees provide for 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 one (1) tree of the Oak genus identified as Tree Number 1 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.

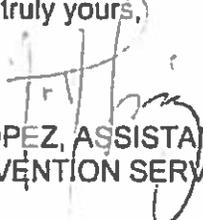
NON-PERMITTED ACTIONS AND VIOLATIONS:

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 an inspection with a County Forester, 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