

Appendices

Appendix IS-1

Tree Survey



Horticulturists and
Registered Consulting
ARBORISTS

**CITY OF LOS ANGELES TREE REPORT
1223, 1225, 1227, 1229, 1231, 1233 & 1235
NORTH VINE STREET AND
6311, 6315, 6319, 6323, 6327 & 6333
WEST LA MIRADA AVENUE,
LOS ANGELES, CALIFORNIA 90038**

SUBMITTED TO:

**39 SOUTH LLC
C/O PLUS DEVELOPMENT
4525 WILSHIRE BOULEVARD, SUITE 150
LOS ANGELES, CALIFORNIA 90010**

PREPARED BY:

**CY CARLBERG
ASCA REGISTERED CONSULTING ARBORIST #405
ISA CERTIFIED ARBORIST #WE 0575A
ISA QUALIFIED TREE RISK ASSESSOR
CAUFC CERTIFIED URBAN FORESTER #013**

**JAMES SANCHEZ
ISA CERTIFIED ARBORIST #WE 9883A
ISA QUALIFIED TREE RISK ASSESSOR
CERTIFIED ENVIRONMENTAL HORTICULTURIST**

Santa Monica Office
828 Fifth Street, Suite 3
Santa Monica, California 90403
Office: 310.451.4804

Sierra Madre Office
80 West Sierra Madre Boulevard, #241
Sierra Madre, California 91024
Office: 626.428.5072



MAY 2020

www.cycarlberg.com

CITY OF LOS ANGELES TREE REPORT
1223, 1225, 1227, 1229, 1231, 1233, AND 1235 NORTH VINE STREET, AND
6311, 6315, 6319, 6323, 6327, AND 6333 WEST LA MIRADA AVENUE,
LOS ANGELES, CALIFORNIA 90038

TABLE OF CONTENTS

| | |
|--|----------|
| COVER LETTER | 1 |
| TABLE 1 – TREE INVENTORY | 2 |
| EXHIBIT A – AERIAL IMAGE OF SUBJECT PROPERTY | 3 |
| EXHIBIT B – REDUCED COPY OF TREE LOCATION MAP | 4 |
| EXHIBIT C – CAPTIONED TREE PHOTOGRAPHS..... | 5 |
| HEALTH AND STRUCTURE GRADE DEFINITIONS | 7 |
| RESUMES | 9 |



May 2020

Katie Mangin
Plus Developments
4525 Wilshire Boulevard, Suite 150
Los Angeles, California 90010

Re: 1223, 1225, 1227, 1229, 1231, 1233, and 1235 North Vine Street and 6311, 6315, 6319, 6323, 6327, and 6333 West La Mirada Avenue, Los Angeles, California 90038

Dear Ms. Mangin,

This letter addresses our office's site visit of April 30, 2020 to the properties located at 1229 & 1235 Vine Street in Los Angeles, California. We were retained to visit the properties and determine if any trees considered protected by the City of Los Angeles Tree Preservation Ordinance No. 177,404 were present.

We inventoried eight private property trees and one City of Los Angeles right-of-way tree on Vine Street. ***None of the private property trees are considered protected by the ordinance.*** The table on the following page sets forth the data for the nine trees inventoried. All private property trees are proposed to be removed; the one City of Los Angeles right-of-way tree will be preserved and protected in place.

Please feel welcome to contact me at our Santa Monica office if you have any immediate questions or concerns.

Respectfully submitted,



Cy Carlberg, Registered Consulting Arborist
Principal, Carlberg Associates

Santa Monica Office
cy@cy Carlberg.com

Santa Monica Office
828 Fifth Street, Suite 3
Santa Monica, California 90403
Office: 310.451.4804

Sierra Madre Office
80 West Sierra Madre Boulevard, #241
Sierra Madre, California 91024
Office: 626.428.5072

www.cy Carlberg.com

TABLE 1 – INVENTORY OF TREES

| Tree # | Common Name | Botanical Name | *Dbh(s) at 4.5 feet (inches) | Height (feet) | Canopy Spread (feet) N/E/S/W | Health Grade | Structure Grade | Protected Tree Y/N | Comments |
|--------|------------------|-------------------------------|------------------------------|---------------|------------------------------|--------------|-----------------|--------------------|--|
| 1 | Queen palm | <i>Syagrus romanzoffiana</i> | BT-15' ** | 25 | 10/10/10/5 | A | A | No | |
| 2 | Queen palm | <i>Syagrus romanzoffiana</i> | BT-20' | 30 | 10/10/10/10 | A | A | No | |
| 3 | Queen palm | <i>Syagrus romanzoffiana</i> | BT-18' | 27 | 10/10/10/10 | A | A | No | |
| 4 | Queen palm | <i>Syagrus romanzoffiana</i> | BT-15' | 20 | 7/7/7/7 | A | B | No | |
| 5 | Queen palm | <i>Syagrus romanzoffiana</i> | BT-18' | 25 | 10/10/10/10 | A | A | No | |
| 6 | red ironbark | <i>Eucalyptus sideroxylon</i> | ~25 | 45 | 20/27/27/27 | B | B | No | previously topped, some overextended limbs |
| 7 | citrus | <i>Citrus spp.</i> | ~4, 4, 4, 4, 4 | 20 | 10/10/10/10 | B | B | No | |
| 8 | Mexican fan palm | <i>Washingtonia robusta</i> | BT-45' | 50 | 6/6/6/6 | A | A | No | |
| ST9*** | Jacaranda | <i>Jacaranda mimosifolia</i> | 7 | 20 | 10/12/15/12 | B- | B- | City right-of-way | previously topped, codominant stems at 6' |

Definitions for 'Health' and 'Structure' ratings are provided at the end of this report.

***Dbh** – Diameter at Breast Height – A forestry term used to describe a tree's trunk diameter measured at 4.5 feet above grade. Often used as a representation of tree size.

****BT** – Brown trunk height – because palms do not typically increase in trunk diameter as they mature, they are measured in "brown trunk height," the distance from grade to the base of the newest emerging spear. Also called clear or bare trunk.

ST – Street or Right-of-Way tree

EXHIBIT A - AERIAL IMAGE OF SUBJECT PROPERTIES



Aerial image of subject properties
1229 & 1235 Vine Street
Los Angeles, California
Image Source: Zimas



EXHIBIT B - REDUCED COPY OT TREE LOCATION MAP

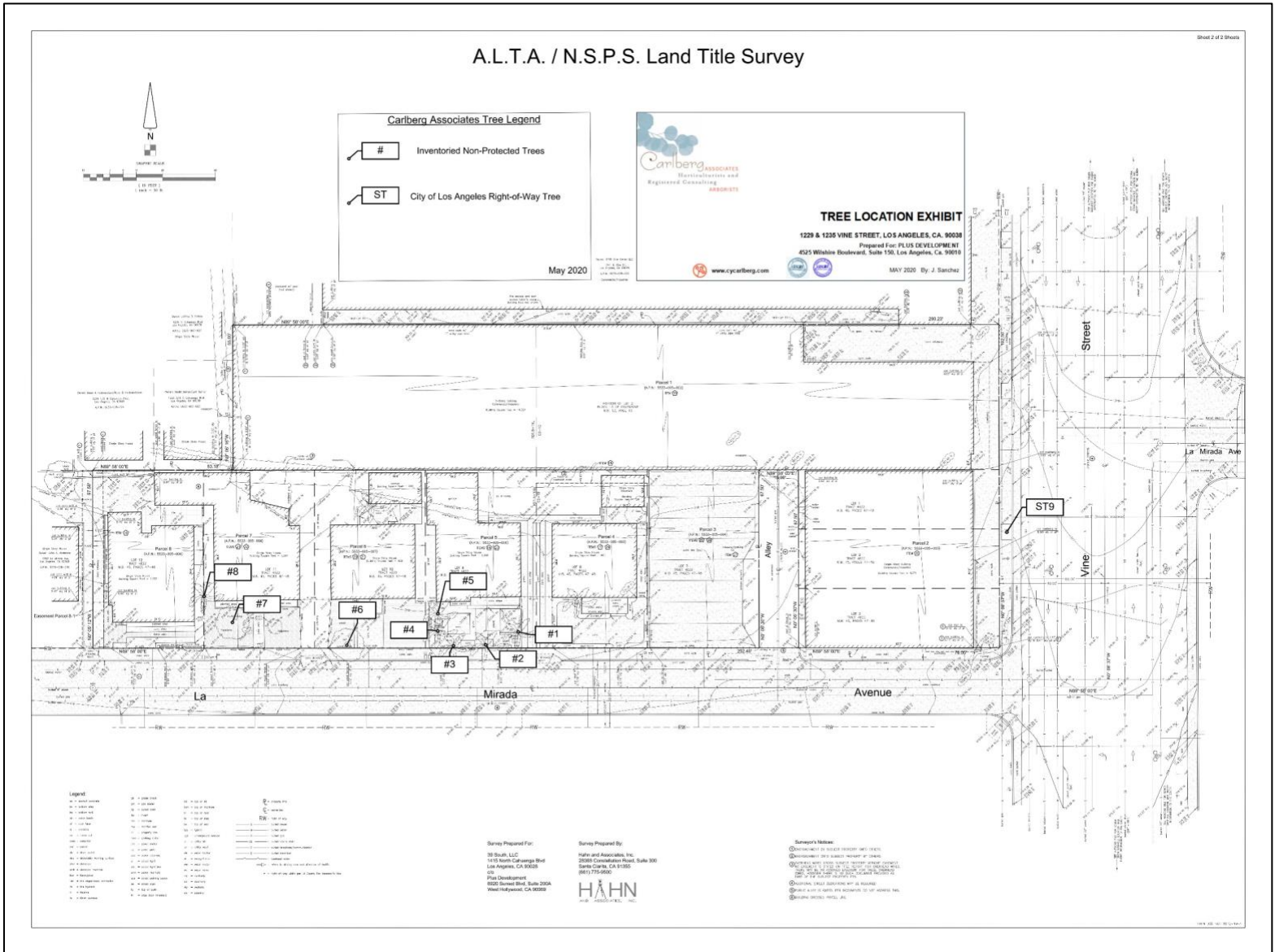
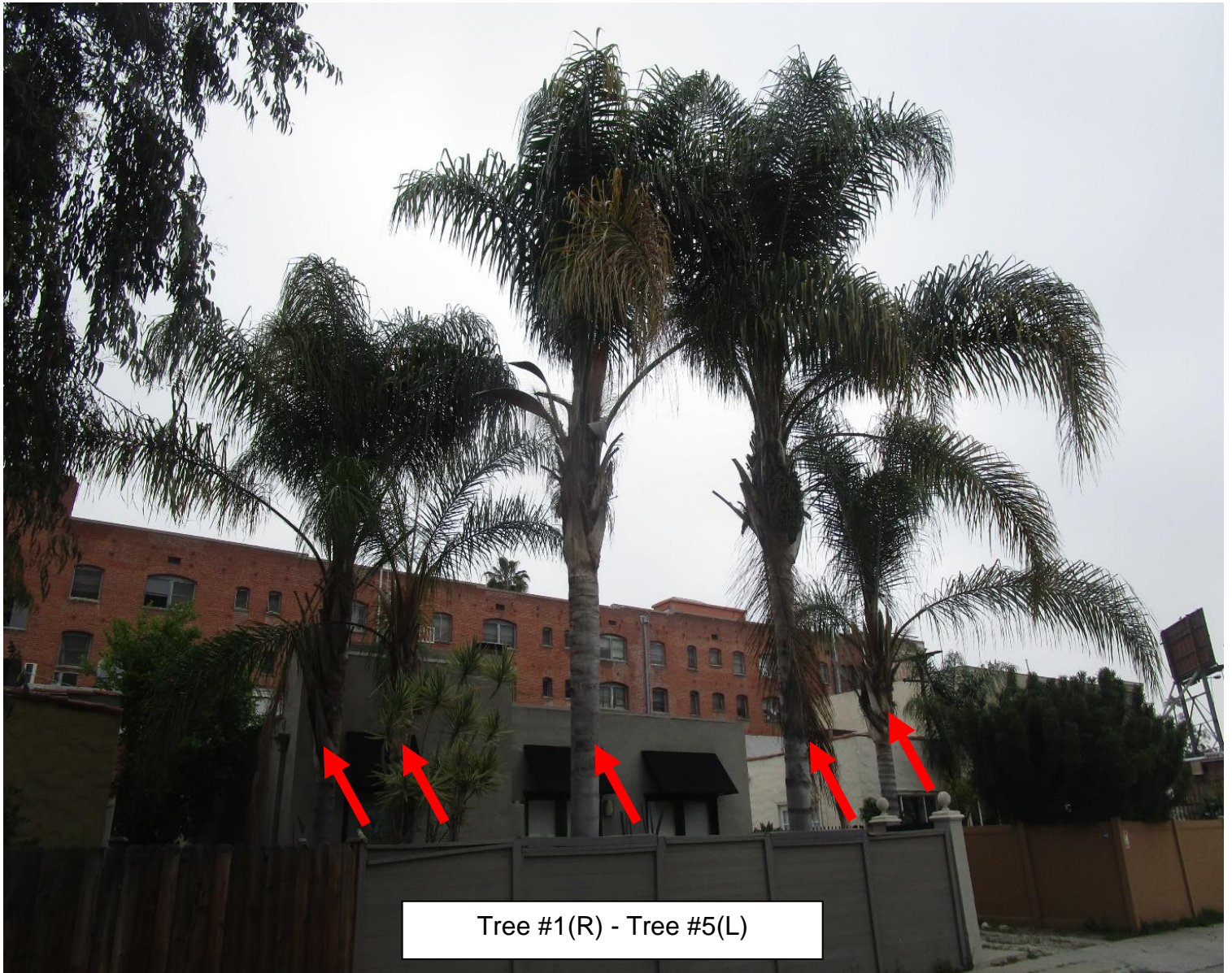


EXHIBIT C – CAPTIONED TREE PHOTOGRAPHS





HEALTH AND STRUCTURE GRADE DEFINITIONS

Health and structure ratings are based on an archetypal tree of the same species, determined by a subjective evaluation of physiological health, aesthetic quality, and structural integrity.

Overall physiological condition (health) and structural condition are rated A-F:

Health

- A) **Outstanding** – Exceptional trees comprising above-average foliage production and vigor for their age class; exhibiting very good to excellent health as evidenced by normal to exceptional shoot growth during the current growing season, good bud development and leaf color, lack of leaf, twig or branch dieback throughout the crown, and the absence of decay, bleeding, or cankers. Common leaf and/or twig pests may be noted at very minor levels.
- B) **Above average** – Good to very good trees that exhibit minor necrotic (dead) or physiological symptoms of stress and/or disease; shoot growth is less than reasonably expected, leaf color is less than optimal in some areas, the crown may be thinning, minor levels of leaf, twig, and branch dieback may be present, and minor areas of decay, bleeding, or cankers may be manifesting. Minor amounts of epicormic growth may be present. Minor amounts of fire damage or mechanical damage may be present. Still healthy, but with moderately diminished vigor and vitality. No significant decline noted.
- C) **Average** – Average, moderately good trees whose growth habit and physiological or fire-induced symptoms indicate an equal chance to either decline or continue with good health into the near future. Most of these trees exhibit moderate to significant small dead material in outer crown areas, decreased shoot growth, and diminished leaf color and mass. Some stem and branch dieback is usually present and epicormic growth may be moderate to extensive. Cavities, pockets of decay, relatively significant fire damage, bark exfoliation, or cracks may be present. Moderate to significant amounts of insect or disease symptoms may be present; the tree may be shaded or crowded in such a way that it is expected to negatively impact the lifespan of the tree. Tree may be in early decline.
- D) **Below Average/Poor** – trees whose growth habit and physiological or fire-induced symptoms indicate significant, irreversible decline. Most of these trees exhibit significant dieback of wood in the crown, possibly accompanied by significant epicormic sprouting. Shoot growth and leaf color and mass is either significantly diminished or nonexistent throughout the crown. Cavities, pockets of decay, significant fire damage, bark exfoliation, and/or cracks may be present. Significant amounts of insect or disease symptoms may be present; the tree may be shaded or crowded in such a way that it has negatively impacted the lifespan of the tree. Tree appears to be in irreversible decline.
- F) **Dead or in spiral of decline** – this tree exhibits very little to no signs of life.

Structure

- A) **Outstanding** – Trees with outstanding structure for their species exhibit trunk and branch arrangement and orientation that results in a sturdy form or architecture that can resist failure under normal circumstances. The spacing, orientation, and size of the branches relative to the trunk are quintessential for the species and free from defects. No outward signs of decay or pathological disease is present. Some trees exhibit naturally inherent branching defects, like multiple, narrow points of attachment from one point on the trunk, which would preclude them from achieving an “A” grade.
- B) **Above average** - Trees with good to very good structure for their species. They exhibit trunk and branch arrangement and orientation that result in a relatively sturdy form or architecture that resists



failure under normal circumstances, but may have some mechanical damage, over-pruning, or other minor structural defects. The spacing, orientation, and size of the branches relative to the trunk are still in the normal range for the species, but they exhibit a minor degree of defects. Minor, sub-critical levels of decay or pathological disease may be present, but the degree of damage is not yet structurally significant. Trees that exhibit naturally inherent branching defects, like multiple, narrow points of attachment from one point on the trunk, would generally fall in to this category. A small percentage of the canopy may be shaded or crowded, but not in such a way that it is expected to negatively impact the structural integrity or lifespan of the tree.

- C) **Average** - Trees with moderately good structure for their species, but with obvious defects. They exhibit trunk and branch arrangement and orientation that result in a less than sturdy form or architecture, which reduces their resistance to failure under normal circumstances. Moderate levels of mechanical damage, over-pruning, or other structural defects may be present. The spacing, orientation, and size of some of the branches relative to the trunk are not in the normal range for the species. Moderate to significant levels of decay or pathological disease may be present that increase the likelihood of structural instability. Influences such as an excessive trunk lean, slope erosion, root pruning, or other growth-inhibiting factors may be present. A moderate to significant percentage of the canopy may be shaded or crowded in such a way that it is expected to negatively impact the structural integrity or lifespan of the tree. Risk of full or partial failure in the near future appears to be moderately elevated.
- D) **Well Below Average/Poor** - Trees with poor structure for their species and with obvious defects. They exhibit trunk and branch arrangement and orientation that result in a significantly less than sturdy form or architecture, significantly reducing their resistance to failure under normal circumstances. Significant levels of mechanical damage, over-pruning, or other structural defects may be present. The spacing, orientation, and size of many of the branches relative to the trunk are not in the normal range for the species. Significant levels of decay or pathological disease may be present that increase the likelihood of structural instability. Influences such as an excessive trunk lean, slope erosion, root pruning, or other growth-inhibiting factors may be present. A significant percentage of the canopy may be shaded or crowded in such a way that it is expected to negatively impact the structural integrity or lifespan of the tree. Risk of full or partial failure in the near future appears to be advanced.
- F) **Severely Compromised** – trees with very poor structure and numerous or severe defects due to growing conditions, historical or recent pruning, mechanical damage, history of limb or trunk failures, advanced and irreparable decay, disease, or severe fire damage. Trees with this rating are in severe, irreparable decline, or are barely alive. Risk of full or partial failures in the near future may be severe.



**CY CARLBERG
CARLBERG ASSOCIATES**

828 Fifth Street, Suite 3 • Santa Monica • California • 90403
cy@cycarlberg.com • o: 310.451.4804 • www.cycarlberg.com

- Education** B.S., Landscape Architecture, California State Polytechnic University, Pomona, 1985
Graduate, Arboricultural Consulting Academy, American Society of Consulting Arborists, Chicago, Illinois, February 2002
Graduate, Municipal Forestry Institute, Lied, Nebraska, 2012
- Experience** Consulting Arborist, Carlberg Associates, 1998-present
Manager of Grounds Services, California Institute of Technology, Pasadena, 1992-1998
Director of Grounds, Scripps College, Claremont, 1988-1992
- Certificates** Certified Arborist (#WE-0575A), International Society of Arboriculture, 1990
Registered Consulting Arborist (#405), American Society of Consulting Arborists, 2002
Certified Urban Forester (#013), California Urban Forests Council, 2004
Qualified Tree Risk Assessor, International Society of Arboriculture, 2011

AREAS OF EXPERTISE

Ms. Carlberg is experienced in the following areas of tree management and preservation:

- Tree health, pest and disease identification, and risk assessment
- Master Planning
- Historic landscape assessments, preservation plans, reports
- Tree inventories and reports to satisfy jurisdictional requirements
- Expert Testimony
- Post-fire assessment, valuation, and mitigation for trees and native plant communities
- Value assessments for native and non-native trees
- Guidelines for oak preservation
- Selection of appropriate tree species
- Planting, pruning, and maintenance specifications
- Tree and landscape resource mapping – GPS, GIS, and AutoCAD
- Planning Commission, City Council, and community meetings representation

PREVIOUS CONSULTING EXPERIENCE

Ms. Carlberg has overseen residential and commercial construction projects to prevent damage to protected and specimen trees. She has thirty-five years of experience in arboriculture and horticulture and has performed tree health evaluation, value and risk assessment, and expert testimony for private clients, government agencies, cities, school districts, and colleges. Representative clients include:

- | | |
|---|---|
| The Huntington Library and Botanical Gardens | The City of Claremont |
| The Los Angeles Zoo and Botanical Gardens | The City of Beverly Hills |
| The Rose Bowl and Brookside Golf Course, Pasadena | The City of Pasadena |
| Walt Disney Concert Hall and Gardens | The City of Los Angeles |
| The Art Center College of Design, Pasadena | The City of Santa Monica |
| Pepperdine University | Santa Monica/Malibu Unified School District |
| Loyola Marymount University | San Diego Gas & Electric |
| The Claremont Colleges (Pomona, Scripps, CMC, Harvey Mudd, | Los Angeles Department of Water and Power |
| Claremont Graduate University, Pitzer, Claremont University Center) | Rancho Santa Ana Botanic Garden, Claremont |
| Quinn, Emanuel, Urquhart and Sullivan (attorneys at law) | Latham & Watkins, LLP (attorneys at law) |
| Getty Trust – Eames House | Architectural Resources Group |
| Historic Resources Group | AHBE Landscape Architects |
| Mia Lehrer + Associates | Moule and Polyzooides, Architects and Urbanists |

AFFILIATIONS

Ms. Carlberg serves with the following national, state, and community professional organizations:

- California Urban Forests Council, Board Member, 1995-2006
- Street Tree Seminar, Past President, 2000-present
- American Society of Consulting Arborists Academy, Faculty Member, 2003-2005; 2014
- American Society of Consulting Arborists, Board of Directors, 2013-2015
- Member, Los Angeles Oak Woodland Habitat Conservation Strategic Alliance, 2010-present



JAMES SANCHEZ
CARLBERG ASSOCIATES

828 Fifth Street, Suite 3, Santa Monica, California 90403
james@cycarlberg.com • m: 310.924.2246 • www.cycarlberg.com

Education Graduate, Environmental Horticulture Program, El Camino College, Torrance, California, 2002
Graduate, Hawthorne High School, Hawthorne, California, 1995

Experience Staff Arborist, Carlberg Associates, 2015-present
Staff Arborist, Approved Tree Care, 2014-2015
Community Forester, Tree Musketeers, 2010-2014
Interior Plant Technician, Reliable Plant Service, 2008-2009
Exterior Plant Technician, Inner Gardens, 2006-2007
Exterior Plant Lead, Rolling Greens Nursery, 2005-2006
Nursery Foremen, Big Seven Nursery, 2001-2003

Certificates Qualified Tree Risk Assessor, International Society of Arboriculture, 2017
Certified Arborist (#WE-9883A), International Society of Arboriculture, 2012
Environmental Horticulture Certificate, El Camino College, 2002

AREAS OF EXPERTISE

Mr. Sanchez is experienced in the following areas of tree management and preservation:

- Tree health assessment
- Tree inventories and reports to satisfy jurisdictional requirements
- Pest and disease identification
- Selection of appropriate tree species
- Planting, pruning, and maintenance specifications
- Working with community and city leaders in large tree planting programs

PREVIOUS CONSULTING EXPERIENCE

Mr. Sanchez has performed tree inventories, health evaluations, and impact analyses for private developers, architects, engineers, and homeowners. He has over 14 years of experience in arboriculture and is trained in environmental horticulture. Representative clients include:

- | | |
|---|--|
| City of Pasadena | City of LA – Department of Water & Power |
| City of South Gate | Claremont Golf Course |
| Metropolitan Transit Authority | The New Home Company |
| E & S Ring, Inc. | William Carey University |
| Hollywood Forever Cemetery | City of Inglewood |
| Archdiocese of Los Angeles | Universal Hilton |
| City of Signal Hill | Gensler Architects |
| Kovac Architects | Marmol Radziner, Architects |
| City of Torrance | Rose Bowl Stadium |
| Ojai Valley Community Hospital | Aurora/Signature Health Services |
| The Kibo Group | Colfax Charter Elementary School |
| Monte Vista Grove Homes | Highpointe Communities |
| Google Venice | Snapchat |
| John Anson Ford Theater | Los Angeles Football Club |
| The Village Green, Baldwin Hills | Monte Cedro Senior Living |
| Camp Munz/Mendenhall | Southern California Edison |
| Hotel Figueroa | Howard Hughes Center |
| California State University, Long Beach | Katella High School, Anaheim |
| Pacific Charter School | Square One Homes |
| Mill Creek Development | EPT Landscape Architecture |
| Los Angeles Unified School District | Tim Barber, Ltd., Architects |

AFFILIATIONS

Mr. Sanchez serves with the following national professional organizations:

- Member in good standing, International Society of Arboriculture, Western Chapter

