Appendix B
Tree Report

August 6, 2021

Patrick Caruso
Crown Group Holdings, PTY, LTD.
511 North La Cienega Boulevard
Suite 206
West Hollywood, California 90048

VIA EMAIL
PatrickCaruso@crowngroup.com.au

Subject: Tree Evaluation Report for the 1111 South Hill Street Project Site, City of Los Angeles, California

Dear Mr. Caruso:

Psomas is pleased to provide this Tree Evaluation Report for the property located at 1111 South Hill Street in Los Angeles, California (hereinafter referred to as the "project site"; see Exhibit 1). The project site consists of Assessor's Parcel Number 5139-019-022 and contains a vacant two-story warehouse building. It is bound by South Hill Street to the southeast, West 11th Street to the northeast, an unnamed alley to the northwest, and a parking lot to the southwest.

Psomas Certified Arborist David Hughes (International Society of Arboriculture Certificate No. WE-7752A) visited the project site on April 6, 2018 and performed a follow-up site visit on March 28, 2020, to document the type, quantity, and condition of trees that exist at the project site. Each tree was individually numbered and the trunk, branches, and foliage were carefully examined. During the site visit, the following data were recorded: tree species, number of trunks, trunk diameter at breast height (dbh), tree height, and canopy diameter. The health and aesthetic quality of each tree were assessed and rated on a scale of 1 (poor) to 5 (excellent).

PROJECT DESCRIPTION

The proposed project consists of the demolition of the existing vacant two-story warehouse and the construction of a 40-story mixed-use hotel, residential condominium, and commercial development building consisting of 319 residential condominium units, 160 hotel guest rooms. and approximately 3,429 square feet of ground floor commercial space.

The project will include one level of subterranean parking, one level of ground floor commercial uses, three levels of above-ground parking, eight levels of hotel guest rooms located on levels 6 through 13, and residential condominium units located on levels 14 through 38. The proposed Project will provide a total of 55,706 square feet of Open Space along with 120 trees which includes 2 new street trees along West 11th Street and South Hill Street.

REGULATORY AUTHORITY

As a condition of tentative tract map submittals for the proposed project, the City of Los Angeles (City) requires a report that identifies the location of the following:

1. Trees that are designated as "protected trees" as defined by Section 17.02 of the City of Los Angeles Municipal Code. This category includes oak trees (*Quercus* spp.), Southern California black walnuts (*Juglans californica*), western sycamores (*Platanus racemosa*), and California bay laurels (*Umbellularia californica*) that have a trunk dbh at least four inches. Two native shrub species, toyon (*Heteromeles arbutifolia*) and Mexican elderberry (*Sambucus nigra* ssp. *caerulea* [=*S. mexicana*]), have been recently added to the City Tree Ordinance.
2. Any non-protected trees that have a trunk dbh of at least eight inches.

EXISTING CONDITIONS AND PROPOSED IMPACTS

The project site is currently occupied by a structure and no trees occur in the interior of the property. Three Canary Island pines (*Pinus canariensis*) occur southeast of the project site along South Hill Street and three Chinese flame trees (*Koelreuteria bipinnata*) occur along the northeast boundary on 11th Street (Exhibit 2). Table 1 provides a summary of tree data collected during the site visit.

No "protected trees", as defined in the City's Municipal Code, occur in the survey area.

Project development will require the removal of tree number 1, a Canary Island Pine. The other existing street trees will remain in place and be incorporated into the building's ground floor design. To compensate for the removal of the Canary Island Pine, 2 replacement trees will be planted along South Hill Street.

TABLE 1
TREE DATA SUMMARY

Tree Number	Tree Species	dbh (in)	Tree Height (ft)	Canopy Width (ft)	Health Rating*	Aesthetic Rating*	To Be Removed	Protect in Place
1	Canary Island pine *Pinus canariensis*	15.7	25	15	4	3	X	
2	Canary Island pine *Pinus canariensis*	19.6	40	20	4	3		X
3	Canary Island pine *Pinus canariensis*	17.2	40	20	4	3		X
4	Chinese flame tree *Koelreuteria bipinnata*	2.2	12	8	3	2		X
5	Chinese flame tree *Koelreuteria bipinnata*	2.5	12	8	3	2		X
6	Chinese flame tree *Koelreuteria bipinnata*	2.3	12	6	2	2		X

dbh: diameter at breast height; in: inches; ft: feet

* Tree health and aesthetic quality was graded on a scale of 5 (excellent) to 1 (poor).

DISCUSSION

All of trees included in Table 1 are street trees. The Canary Island pines are growing in 4-foot by 4-foot sidewalk cutouts, while the Chinese flame trees are growing in 5-foot by 11-foot cutouts. The pines are in good health with no apparent defects or signs of decay (e.g., trunk cavities, bleeding sap, signs of defoliation, or general lack of vigor). They are of similar size, ranging from 15.7 to 19.6 inches in trunk diameter with a canopy width of approximately 15 to 20 feet. These trees conform to adjacent street trees that are planted along Hill Street. Trees 1 and 2 have not caused any damage to the adjacent sidewalk and curb, but Tree 3 has caused approximately two inches of vertical displacement to the adjacent sidewalk. Asphalt has been placed on the sidewalk to mitigate the tripping hazard next to Tree 3. Though the pines are in good health, their roots have likely utilized all of the space allotted to them in the sidewalk cutouts and may be nearing the end of their life span.

The Chinese flame trees are less than two years old as they were not present during the initial site visit in 2018. These trees range from 2.2 to 2.5 inches in trunk diameter and are approximately 12 feet tall. They are growing on the northern boundary of the site and do not receive direct sunlight for at least six months of the year. The canopies of these trees were fairly sparse, especially Tree 6, likely due to their young age and lack of sunlight. These trees were planted as part of a street/sidewalk improvement project as other young Chinese flame trees have been installed along 11th Street to the west.

Photographs of these trees are provided in Exhibits 3 through 7.

These trees were evaluated based on a visual assessment from the ground. Because no significant indicators of stress were observed, no samples were taken from the trees or soil. The Canary Island pines are in planting basins that likely constrained their root development and are therefore poor candidates for relocation. The Chinese flame trees are still small enough that they can be adequately replaced by similarly sized nursery stock, which will likely perform better than relocated trees. Therefore, relocation is not recommended for any of the trees in the survey area.

RECOMMENDATIONS

The following measures are recommended for future tree establishment and maintenance at the project site:

1. The largest possible planting basin that the project site can accommodate should be provided for new trees. Larger planting basins are correlated with longer-lived trees, greater tree stability, and less sidewalk damage.
2. Once the new planting basins are constructed, soil samples should be collected from all planting locations and sent to a qualified soil laboratory for analysis. From each sampling location, one sample should be collected that represents the top 12 inches of the soil, along with a second sample that represents the soil from 12 to 24 inches deep. Any recommended soil amendments or treatments from the laboratory report should be implemented.
3. Newly planted trees should be allowed to develop as long as possible without pruning any of the branches (at least two years). Young trees need the energy provided by the leaves to help establish a healthy root system for successful establishment.
4. Once planted, a one- to two-inch layer of mulch should be placed within the planting basin of each new tree. Mulch should not be allowed to be placed in contact with the trunk of the tree as this can lead to rot.

Please call David Hughes at (626) 351-2000 with any questions related to this report.

Sincerely,
PSOMAS

Ann M. Johnston
Principal, Resource Management

David T. Hughes
Certified Arborist
International Society of Arboriculture
Certificate No. WE-7752A

Attachment A – Exhibits 1 through 7

cc: Katherine Casey, Psomas (Katherine.Casey@psomas.com)

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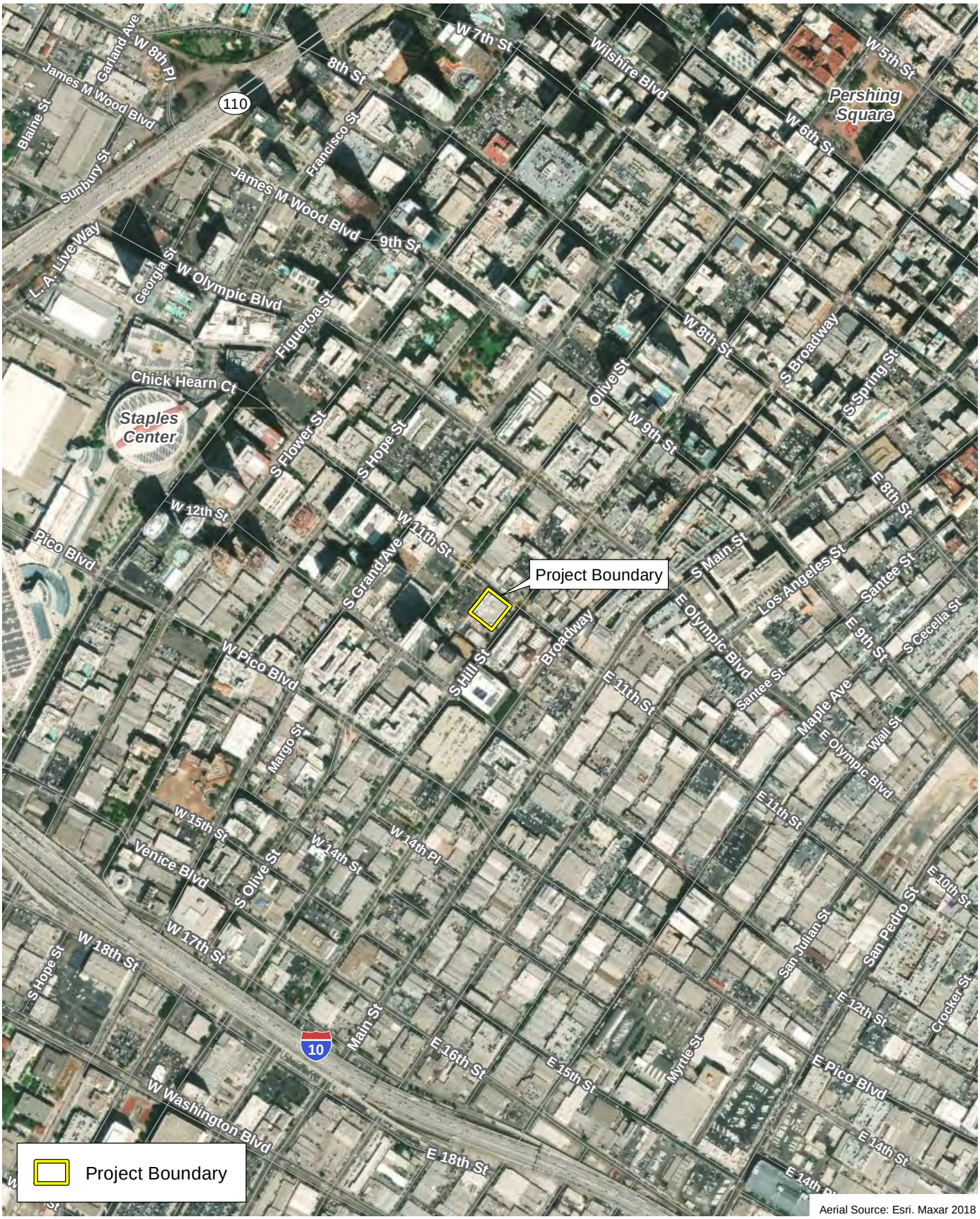
ATTACHMENT A

EXHIBITS 1 THROUGH 7



Aerial Source: Esri. Maxar 2018

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Project Location

Exhibit 1

Tree Evaluation Report for the 1111 S. Hill Street Project Site, Los Angeles, California

N
W E
S

800 400 0 800

Feet

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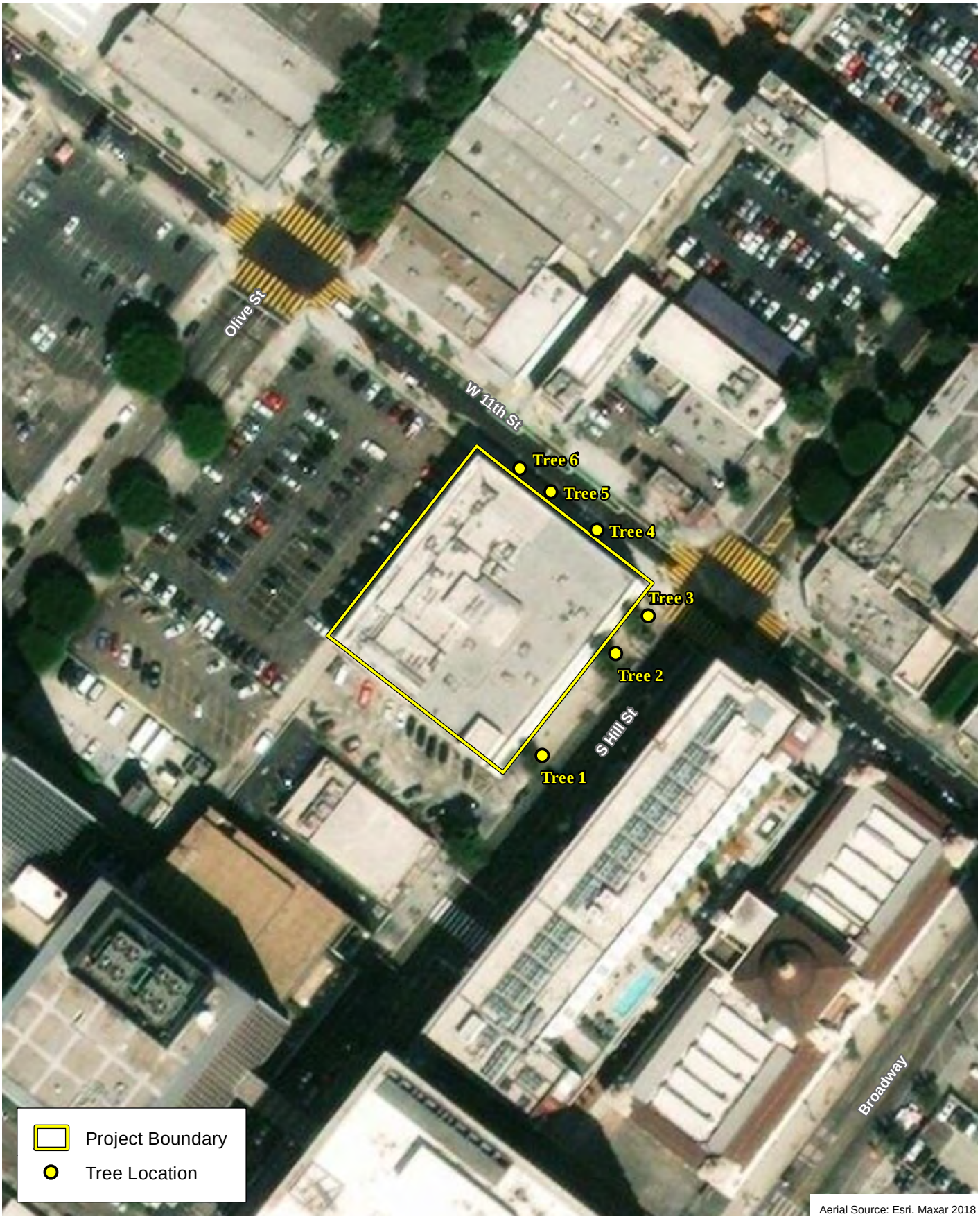

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Tree Locations

Exhibit 2

Tree Evaluation Report for the 1111 S. Hill Street Project Site, Los Angeles, California

N W E S

100 50 0 100 Feet

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March 28, 2020. Overview of Tree 1. Canary Island pine (*Pinus canariensis*).

March 28, 2020. View of base of Tree 1. Tree is not causing any damage to sidewalk or curb.

Site Photos

Exhibit 3

Tree Evaluation Report for the 1111 S. Hill Street Project Site, Los Angeles, California

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March 28, 2020. Overview of Tree 2. Canary Island pine *(Pinus canariensis)*.

March 28, 2020. View of base of Tree 2. Tree is not causing any damage to sidewalk or curb.

Site Photos

Exhibit 4

Tree Evaluation Report for the 1111 S. Hill Street Project Site, Los Angeles, California

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March 28, 2020. Overview of Tree 3. Canary Island pine *(Pinus canariensis)*.

March 28, 2020. View of base of Tree 3. Tree roots have caused approximately two inches of vertical displacement to adjacent sidewalk.

Site Photos

Exhibit 5

Tree Evaluation Report for the 1111 S. Hill Street Project Site, Los Angeles, California

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Overview of Tree 4. Chinese flame tree *(Koelrueteria bipinnata).*

Overview of Tree 5. Chinese flame tree *(Koelrueteria bipinnata).*

Overview of Tree 6. Chinese flame tree *(Koelrueteria bipinnata).*

Site Photos

Exhibit 6

Tree Evaluation Report for the 1111 S. Hill Street Project Site, Los Angeles, California

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March 28, 2020. Overview of project site conditions, facing southwest.

Site Photos

Exhibit 7

Tree Evaluation Report for the 1111 S. Hill Street Project Site, Los Angeles, California

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