

Appendices

Appendix IS-1

Tree Survey Report



Tree Case Management, Inc.

October 6, 2022

Report Prepared For:

Onni Group
1031 S Broadway, Suite 400
Los Angeles, CA 90015
C: +1 (213) 549-8369
cgaddie@onni.com
ONNI.COM

Project Name and Address:

Tree Survey Report
708 Cloverdale Ave &
5350-76 Wilshire Blvd
Los Angeles, Ca

Community Plan Area:

Wilshire Community Plan

Related Entitlement and/or Environmental Number:

Not yet submitted

Project Team Information:

Mark Spector; mspector@onni.com
Brigid Williams; bwilliams@onni.com
Clayton Gaddie; cgaddie@onni.com

Report Prepared By:

Greg J. Monfette, CEO
Certified Arborist #WE0729
Registered Consulting Arborist #481
State Contractors License #953525
ISA Tree Risk Assessor Qualified

4617 Purdue Ave
Culver City, CA 90230
ncatree@gmail.com
(310) 902-6581

Table of Contents-

List of Figures and Tables	Page 2
Executive Summary	Page 2-3
Project Overview	Page 4-6
Tree Assessment	Page 7-21
Best Management Practices	Page 22
Conclusion and Recommendations	Page 22
Glossary of Terms and Acronyms	Page 23
Appendices / Attachements	Page 24-26

List of Figures and Tables-

- 1. Project Location Map**
- 2. Project Location Table**
- 3. Photo Index**
- 4. Tree ID Map**
- 5. Table of Street Trees**
- 6. Table of On Site / Protected Trees**
- 7. Site Survey**

Executive Summary-

Tree Case Management (TCM) visited the site on October 3, 2022, to develop a Tree Survey Report on the project site and below is our observations, findings, and recommendations. TCM spent 1.5 hours on the site and identified 18 private property trees that might need to be removed because they are at the edge of the footprint of the project. In addition, we are recommending that the 2 city trees (#2 and #7) be replanted (as they are empty wells). There are 3 Ficus trees on Detroit Street that have raised the sidewalks and these should be removed and replaced. The remaining 6 street trees can be preserved in place.

Observations

1. There are a total of 9 trees and 2 empty tree wells in the public right-of-way (city trees) as follows:
 - Cloverdale Ave- 2 *Afrocarpus gracilior* (Fern pine) trees and 1 empty tree well.
 - Wilshire Blvd- 2 *Syagrus romanzoffiana* (Queen palm) trees and 1 *Platanus x acerifolia* (London planetree) tree.
 - Detroit Street- 1 *Agonis flexuosa* (Peppermint willow) tree, 1 empty tree well, and 3 *Ficus nitida* (Ficus) trees.
2. There are 17 private property *Pittosporum undulatum* (Victorian box) trees along the south property line of the parking lot along Cloverdale Ave. There is also 1 *Washingtonia robusta* fan palm on the south edge of the parking lot.
3. TCM evaluated the preservation, removal, replacement, or relocation of all trees on site. The approximate location of all trees was placed on a site survey map.

5350-76 Wilshire Blvd
Tree Survey Report

4. TCM assessed their diameter, common name, size, and an indication as to their retention or destruction is also in this report. TCM determined how many trees are to be retained, protected, and removed (see attached matrix of the tree inventory).

Findings-

1. TCM identified 3 City trees that should be removed for sidewalk repair on Detroit Street. The 3 trees are large Ficus trees and there are growing in a 4-foot-wide parkway. They have main root buttress growing toward and under the sidewalk causing massive damage. If these roots are cut the trees will have a very high potential for failure and a high potential for damage to vehicles in their vicinity.
2. There are 18 private property trees, on the south end of the Cloverdale parking lot, that most likely will require removal to construct the new building. Only 9 of the trees are 8-inches in diameter or larger. The trees have been severely topped in the past and are in bad (fair) shape.
3. TCM viewed the adjacent properties and confirmed there are no Off Site (OS) protected trees that might have their canopies affected by the proposed construction project. Tree protection measures (see attached) shall be adhered to during the construction of the site.
4. There are no City of Los Angeles Protected Trees or Shrubs on the site or on an adjacent site where they might be impacted by this project. This project has no impacts on any adjacent trees.

Recommendations-

1. Obtain approval from the Urban Forestry Division to remove the 3 Ficus trees on Detroit Street. These trees shall be posted (by Urban Forestry) for a minimum of 30 days. The removal process can take from 90 days to 6 months, or longer.
2. Plant all available planting sites once construction is near its completion.
3. The tree construction guidelines & specifications shall be adhered to at all times (see attached guidelines below).
4. Approve the project to go forward as there will be no impact to any additional trees on the site.

5350-76 Wilshire Blvd
Tree Survey Report

Project Overview-

Purpose of Tree Report

The proposed project is a site where there will be demolition and then new construction with new buildings and parking. TCM developed this tree report to assist the developers and the city in making the proper decisions regarding the trees on the site.

Project Information

Project name

- Wilshire & Cloverdale

Project APNs, List of Parcel Numbers and Addresses

- 5089-002-002, 5089-002-003, 5089-002-005, -004, -019, -025, -026
- 5350, 5352, 5354, 5358, 5360, 5362, 5364, 5364 ½, 5366, 5368, 5370, 5374, and 5376 W Wilshire Blvd
- 721 & 725 S Detroit St
- 706, 708, 710, 712, 714, 716 S Cloverdale Ave

Related Entitlement and/or Environmental Case Number(s), as applicable

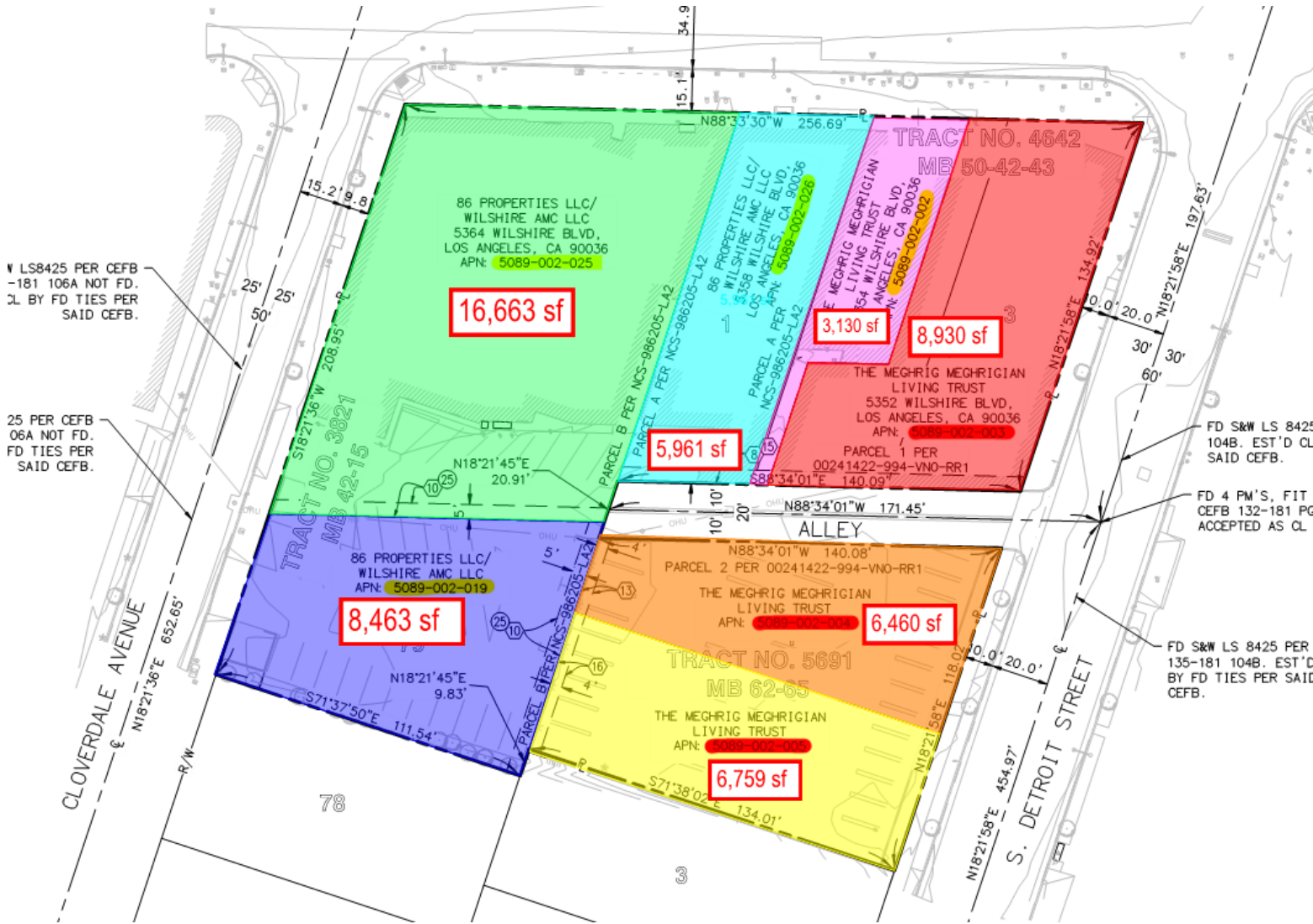
- Not yet submitted

Project Team (Owner/Applicant/Representative) Names and Contacts

- Mark Spector; mspector@onni.com
- Brigid Williams; bwilliams@onni.com
- Clayton Gaddie; cgaddie@onni.com

5350-76 Wilshire Blvd
Tree Survey Report

Project Location



5350-76 Wilshire Blvd
Tree Survey Report

APN	SF	Addresses
5089-002-002	3130	5354 W Wilshire Blvd
5089-002-003	8930	5350 W Wilshire Blvd 5352 W Wilshire Blvd
5089-002-004	6460	721 S Detroit St
5089-002-005	6759	725 S Detroit St
5089-002-019	8463	716 S Cloverdale Ave
5089-002-025	16663	5366 W Wilshire Blvd 5368 W Wilshire Blvd 5370 W Wilshire Blvd 5374 W Wilshire Blvd 5376 W Wilshire Blvd 706 S Cloverdale Ave 708 S Cloverdale Ave 710 S Cloverdale Ave 712 S Cloverdale Ave 714 S Cloverdale Ave
5089-002-026	5961	5364 1/2 W Wilshire Blvd 5358 W Wilshire Blvd 5360 W Wilshire Blvd 5364 W Wilshire Blvd 5362 W Wilshire Blvd

5350-76 Wilshire Blvd
Tree Survey Report

Proposed Development-

The Wilshire and Cloverdale Project (Project) is a mixed-use development comprised of residential and commercial uses with associated parking located on an approximately 59,168 gross square foot¹ (1.36 acre) site located within the Wilshire Community Plan Area of the City of Los Angeles (City). The Project proposes to a residential tower that would accommodate up to 419 residential units and 2,645 square feet of restaurant floor area. As part of the Project, existing commercial buildings along the Wilshire Boulevard frontage would be retained and would provide 42,092 square feet of commercial uses. Further, 377 residential parking spaces and 66 commercial parking spaces would be provided within four levels of below grade parking and five levels of above grade parking. Upon completion, the Project would result in a total floor area of 420,202 square feet. When including mechanical levels, an emergency helipad, and above grade parking levels, the Residential Tower would be comprised of 46 levels with a height of approximately 530 feet. The Residential Tower would also include 26,584 square feet of common open space, as well as 20,950 square feet of private open space. The project is designed to minimize impact to the street trees by not impacting any protected trees and by retaining the majority of the existing street trees. Construction on the project is anticipated to start in 2026 and conclude in 2029.

Tree Assessment-

Field Methodology

TCM walked the site on October 3, 2022, spending approximately 1.5 hours on the site. The weather was cloudy and overcast. TCM used a laptop computer, cameras, a tape measure, a diameter tape, and binoculars.

Data Analysis

There are very limited tree species on this site and their condition ranges from fair to good (see the attached tables to view each tree's individual information). It would be a benefit to the site, the community, and to the city if the trees on this site were removed and replaced in accordance with the city's current mitigation measures for each tree, though this is not desperately needed. A photo index is provided below:

¹ Lot area after proposed vacation and merger of alley into the Project Site. The existing lot area prior to vacation is 56,366 square feet.

5350-76 Wilshire Blvd
Tree Survey Report

Photo Index



Afrocarpus trees #3 and #1 (with empty tree well #2 in middle) on Cloverdale Ave

5350-76 Wilshire Blvd
Tree Survey Report



Afrocarpus trees #1 and #3 (with empty tree well #2 in middle) on Cloverdale Ave

5350-76 Wilshire Blvd
Tree Survey Report



Queen palm trees #5 and #4 on Wilshire Blvd

5350-76 Wilshire Blvd
Tree Survey Report



London planetree #6 on Wilshire

5350-76 Wilshire Blvd
Tree Survey Report



The Peppermint willow tree #8 and empty tree well #7 on Detroit Street

5350-76 Wilshire Blvd
Tree Survey Report



The 3 Ficus trees #11, #10, and #9 on Detroit Street

5350-76 Wilshire Blvd
Tree Survey Report



Ficus tree #9 with sidewalk off-grade

5350-76 Wilshire Blvd
Tree Survey Report



Ficus tree #10 with sidewalk off-grade

5350-76 Wilshire Blvd
Tree Survey Report



Ficus tree #10 with sidewalk off-grade

5350-76 Wilshire Blvd
Tree Survey Report



Ficus tree #11 with sidewalk off-grade

5350-76 Wilshire Blvd
Tree Survey Report



Victorian box trees grown as a hedge on private property (Trees #12 thru #28)

5350-76 Wilshire Blvd
Tree Survey Report



Washingtonia robusta fan palm tree #29

5350-76 Wilshire Blvd
Tree Survey Report

Tables, copy of Site Survey, and Tree ID Map

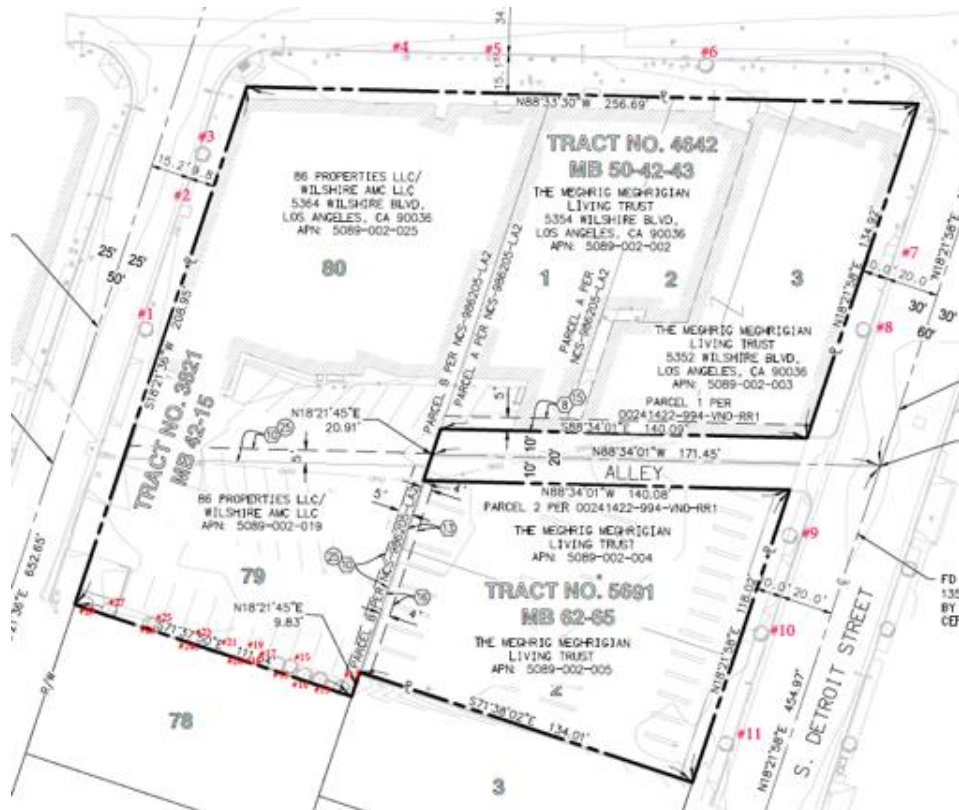
1) is for the “Street Trees” and, 2) is for “On Site Trees and Protected Trees”. In addition, we have attached a Tree ID Map and a copy of the Site Survey. See the following:

Tree ID	Common Name	Scientific Name	Number	DBH	DBH Range	Tree Ht	Canopy	TPZ Ft	Tree Pro	CRZ Ratio	Critical	Status	Physical Condition	Suggested Treatment	Tree Expert Opinion	Street Trees Proposed To	Reason For Proposed Tree Removal	Street T	Observations	Recommendations	
1	Fern pine	Podocarpus gracilior	1	6.5	6-12in	18	15R-30R	16	0.5	3.25	0.5	1,625	Alive	B rating	Person Planted	Remove tree				Protect tree.	
2	Empty Tree Well		1	N/A					0.5		0.5		Removal		Person Planted	Plant new tree				Plant a new tree with permit from Urban Forestry.	
3	Fern pine	Podocarpus gracilior	1	6.4	6-12in	18	15R-30R	16	0.5	3.2	0.5	1,6	Alive	B rating	Person Planted	Remain on Site				Protect tree.	
4	Queen palm	Syagrus romanzoffiana	1	11.3	6-12in	34	30R-50R	22	0.5	5.65	0.5	2,825	Alive	C rating, Drought Stressed	Prune tree.	Person Planted	Remove tree				Protect tree.
5	Queen palm	Syagrus romanzoffiana	1	12.7	12-18in	32	30R-50R	22	0.5	6.35	0.5	3,175	Alive	C rating, Drought Stressed	Prune tree.	Person Planted	Remain on Site				Protect tree.
6	London plane tree	Platanus hybrids	1	7.1	6-12in	20	15R-30R	11	0.5	3.55	0.5	1,775	Alive	C rating, Drought Stressed, Trunk Decay	Anthraxnose. Prune tree.	Person Planted	Remove tree				Protect tree.
7	Empty Tree Well		1	N/A					0.5		0.5		Stump		Person Planted	Plant new tree				Remove stump and replant with specie approved by Urban Forestry.	
8	Agavea flexuosa	Peppermint willow	1	10.4	6-12in	20	15R-30R	38	0.5	5.2	0.5	2,6	Stump	Prune tree.	Person Planted	Remain on Site				Protect tree	
9	Ficus spp.	Ficus Benjaminia	1	24.5	24-30in	49	30R-50R	55	0.5	12.25	0.5	6,125	Alive	B rating	Prune tree. Repair sidewalk	Person Planted	Remain on Site	Tree may need to be removed for sidewalk repair.	2 for 1	Sidewalk in bad shape.	May need to remove tree for sidewalk repair.
10	Ficus spp.	Ficus Benjaminia	1	21.9	18-24in	45	30R-50R	55	0.5	10.95	0.5	5,475	Alive	B rating	Prune tree. Repair sidewalk	Person Planted	Remove tree	Tree may need to be removed for sidewalk repair.	2 for 1	Sidewalk in bad shape.	May need to remove tree for sidewalk repair.
11	Ficus spp.	Ficus Benjaminia	1	23.6	18-24in	45	30R-50R	55	0.5	11.8	0.5	5,9	Alive	B rating	Prune tree. Repair sidewalk	Person Planted	Remove tree	Tree may need to be removed for sidewalk repair.	2 for 1	Sidewalk in bad shape.	May need to remove tree for sidewalk repair.

Street Trees - [Zoom in to view or see the attached xlsx file (There is 2 tabs)]

Tree ID	Common Name	Scientific Name	Number	DBH	DBH Range	Tree Ht	Canopy	TPZ Ft	Tree Pro	CRZ Ratio	Critical	Status	Physical Condition	Suggested Treatment	Tree Expert Opinion	Street Trees Proposed To	Reason For Proposed Tree Removal	Street T	Observations	Recommendations	
12	Victorian box	Pittosporum undulatum	1	9	6-12in	18	15R-30R	4	0.5	4.5	0.5	2,25	Alive	B rating, C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Protect tree if possible.
13	Victorian box	Pittosporum undulatum	1	6	6-12in	15	15R-30R	4	0.5	3	0.5	1,5	Alive	B rating, C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Protect tree if possible.
14	Victorian box	Pittosporum undulatum	1	6	6-12in	15	15R-30R	4	0.5	3	0.5	1,5	Alive	B rating, C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Protect tree if possible.
15	Victorian box	Pittosporum undulatum	1	7	6-12in	14	15R	4	0.5	3.5	0.5	1,75	Alive	B rating, C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Protect tree if possible.
16	Victorian box	Pittosporum undulatum	1	5	3-6in	12	15R	4	0.5	2.5	0.5	1,25	Alive	B rating, C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Protect tree if possible.
17	Victorian box	Pittosporum undulatum	1	6	6-12in	12	15R	4	0.5	3	0.5	1,5	Alive	B rating, C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Protect tree if possible.
18	Victorian box	Pittosporum undulatum	1	12	12-18in	15	15R-30R	4	0.5	6	0.5	3	Alive	B rating, C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Protect tree if possible.
19	Victorian box	Pittosporum undulatum	1	11	6-12in	16	15R-30R	4	0.5	5.5	0.5	2,75	Alive	B rating, C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Protect tree if possible.
20	Victorian box	Pittosporum undulatum	1	10	6-12in	15	15R-30R	4	0.5	5	0.5	2,5	Alive	B rating, C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Protect tree if possible.
21	Victorian box	Pittosporum undulatum	1	9	6-12in	14	15R	4	0.5	4.5	0.5	2,25	Alive	B rating, C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Protect tree if possible.
22	Victorian box	Pittosporum undulatum	1	4	3-6in	10	15R	4	0.5	2	0.5	1	Alive	B rating, C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Protect tree if possible.
23	Victorian box	Pittosporum undulatum	1	10	6-12in	14	15R	4	0.5	5	0.5	2,5	Alive	B rating, C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Protect tree if possible.
24	Victorian box	Pittosporum undulatum	1	6	6-12in	12	15R	4	0.5	3	0.5	1,5	Alive	B rating, C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Protect tree if possible.
25	Victorian box	Pittosporum undulatum	1	7	6-12in	12	15R	4	0.5	3.5	0.5	1,75	Alive	B rating, C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Protect tree if possible.
26	Victorian box	Pittosporum undulatum	1	6	6-12in	12	15R	4	0.5	3	0.5	1,5	Alive	B rating, C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Protect tree if possible.
27	Victorian box	Pittosporum undulatum	1	11	6-12in	15	15R-30R	4	0.5	5.5	0.5	2,75	Alive	B rating, C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Protect tree if possible.
28	Victorian box	Pittosporum undulatum	1	10	6-12in	14	15R	4	0.5	5	0.5	2,5	Alive	B rating, C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Protect tree if possible.
29	Mexican fan palm	Washingtonia robusta	1	18	18-24in	60	50R-70R	9	0.5	9	0.5	4,5	Alive	C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Remove tree.

On Site – Protected Trees - [Zoom in to view or see the attached xlsx file (There is 2 tabs)]



5350 Wilshire Blvd Site Survey

5350-76 Wilshire Blvd
Tree Survey Report



Tree ID Map

Best Management Practices-

Tree Protection Zone, Monitoring, and Inspecting

1. Install a fence to enclose the Tree Protection Zone (TPZ) of each tree to be preserved before any demolition, grubbing or grading takes place (5-foot minimum from tree trunks with the exception of at the curb on the curb side of the trees). Use a suitable fencing material to prevent wounds to the tree(s) and soil compaction within the critical root zone(s). The fence shall be posted with a sign stating, "TREE PROTECTION ZONE – KEEP OUT" and the fence shall remain up until all construction is complete. There shall be no grading, trenching or equipment in this area unless approved in advance by the project arborist, and all work is to be performed by hand (or with the use of an air-spade) within this area under the direct supervision of the project arborist, or shall be coordinated with the project arborist. Furthermore, a job walkthrough shall be conducted with the project arborist prior to, during and at completion of the project to ensure compliance with the tree protection specifications and construction guidelines. [TPZ is the trees dripline plus 5-feet].
2. All Tree Protection Specifications and Construction Guidelines contained in this report should be included on all further plans related to this project. Furthermore, all Tree Protection Specifications and Guidelines shall be strictly adhered to at all times.
3. Dirt that may stockpile within the TPZ shall be carefully removed without impacting the native soil at original grade.
4. The tree(s) should be monitored on a regular basis by the Project Arborist.

New Tree Planting, maintenance, and Pruning

New trees shall be planted, in accordance with city requirements, to mitigate all trees that are removed. An arborist shall oversee the maintenance and pruning of all trees on the site.

Conclusions and Recommendations

1. Obtain approval from the Urban Forestry Division to remove the 3 Ficus trees on Detroit Street. These trees shall be posted (by Urban Forestry) for a minimum of 30 days. The removal process can take from 90 days to 6 months, or longer.
2. Plant all available planting sites once construction is near its completion.
3. The tree construction guidelines & specifications shall be adhered to at all times (see attached guidelines below).
4. Approve the project to go forward as there will be no impact to any additional trees on the site.

5350-76 Wilshire Blvd
Tree Survey Report

Glossary of Terms and Acronyms

All words are spelled out in the body of the report.

References

None utilized for this report.

Appendices / Attachments

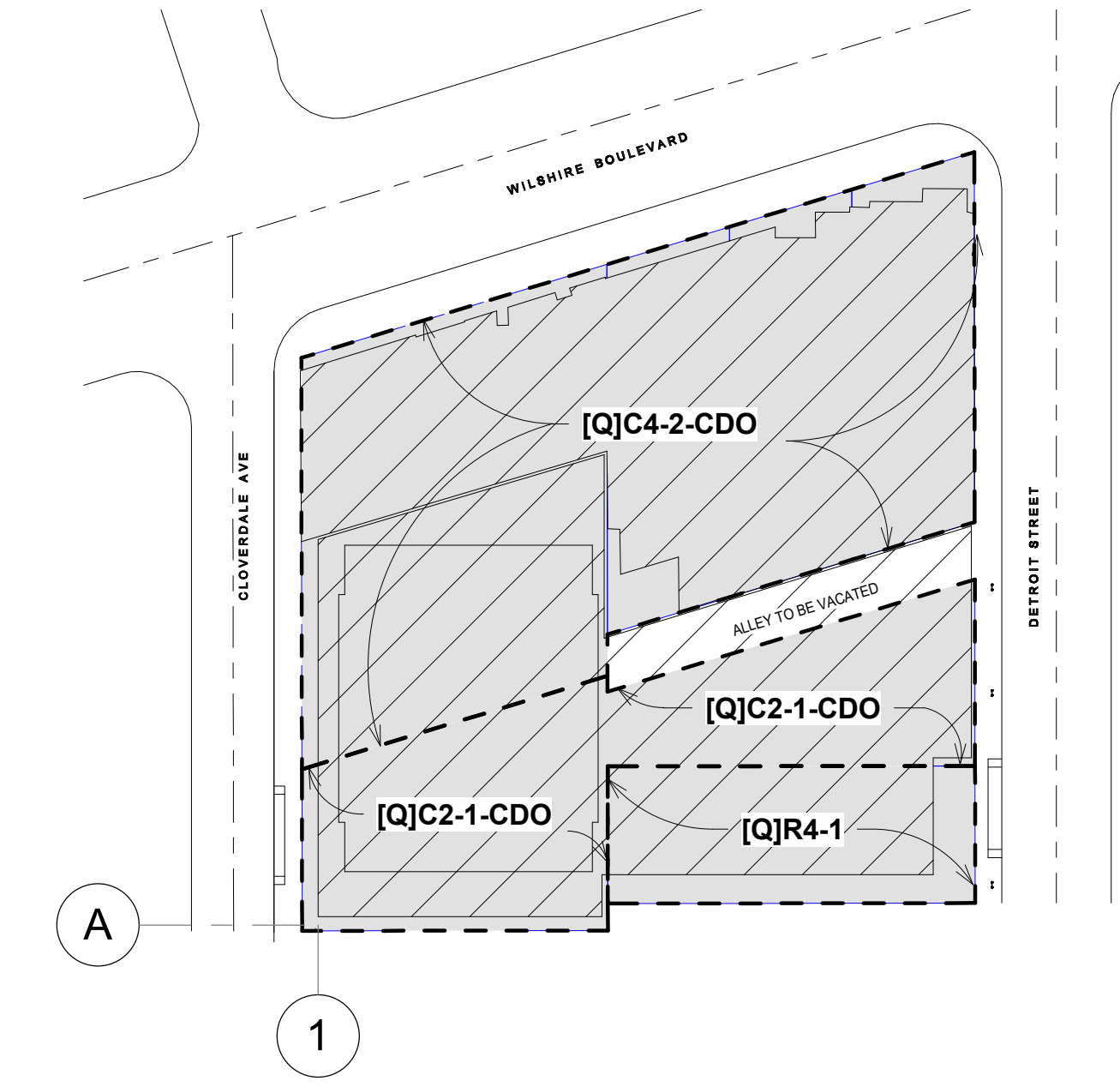
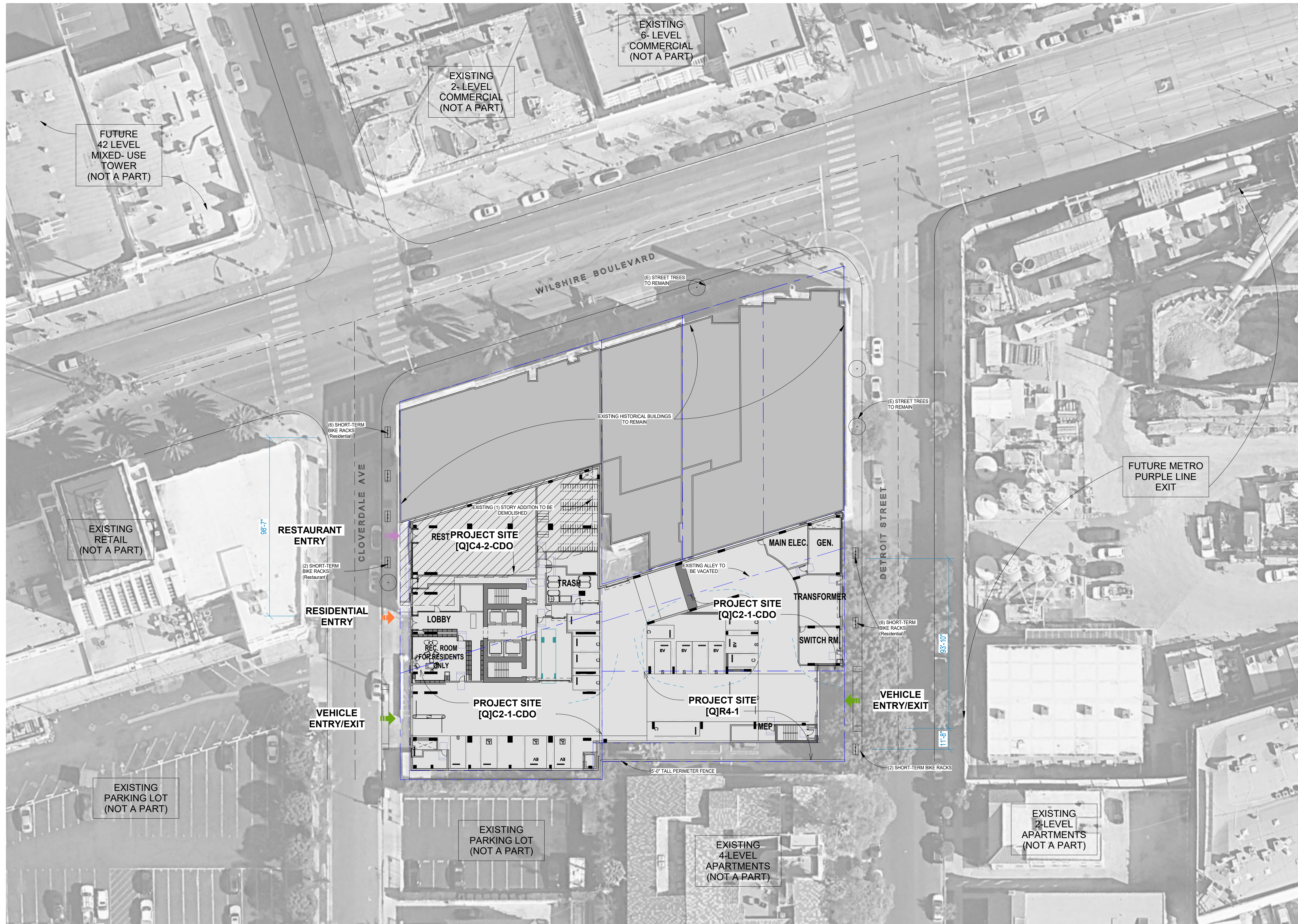
- 1. Site Plan with Project Aerial View*
- 2. Site Survey*
- 3. Table of Street Trees*
- 4. Table of On Site / Protected Trees*
- 5. Landscape Plan*

I hope you find this information helpful in assisting to make the important decisions about dealing with these challenging tree issues. If I can be of further assistance, please do not hesitate to contact me.

If you have any further questions, or if you would like to schedule the site visit, please contact me directly at (310) 902-6581.

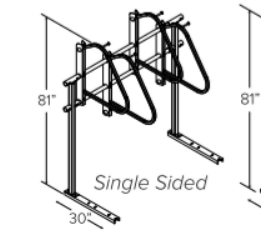
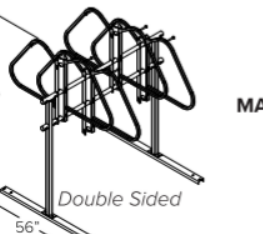
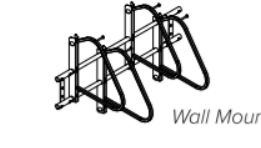
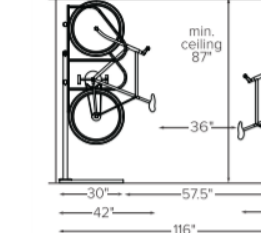
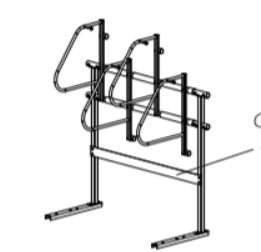
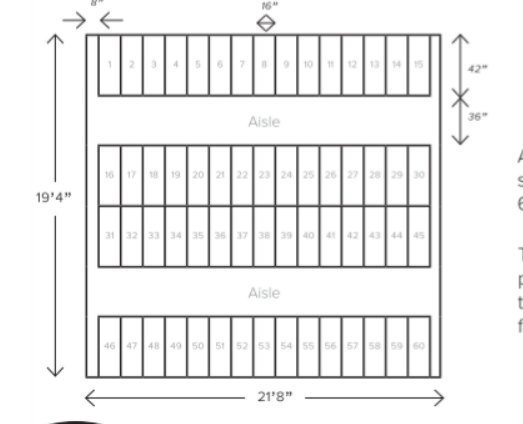
Thank you,
Greg Monfette
Tree Case Management
Certified Arborist #WE.0729.
ISA Tree Risk Assessor Qualified
State Contractors License #953525
Registered Consulting Arborist #481
Visit our web site at: www.treecase.com





Zoning Plan 1" = 60'-0"

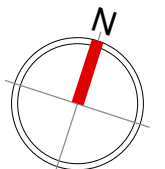
ULTRA SPACE SAVER SQUARED
Submittal Sheet

	CAPACITY	Modular construction 1 biker per arm
	MATERIALS	Hanger is 1" square tube with steel slider head with tamperproof locking bolts. Upright is 2" square tube. Feet are AISI C3 x 4.1 galvanized steel channel. Crossbeams are 2" sched. 40 galvanized pipe.
	FINISHES	<input type="checkbox"/> Powder Coat (Interior Use) Our interior powder coat finish assures a high level of adhesion and durability for indoor use by following these steps: 1. Sandblast 2. Final thick TGIC polyester powder coat
	<input type="checkbox"/> Powder Coat (Exterior Use) Additional Cost Our exterior powder coat finish assures a high level of adhesion and durability for outdoor or exposed air use by following these steps: 1. Sandblast 2. Epoxy primer electrostatically applied 3. Final thick TGIC polyester powder coat	<input type="checkbox"/> Galvanized An after fabrication hot-dipped galvanized finish is our standard option.
	MOUNT OPTIONS	<input type="checkbox"/> Floor Mount Ultra Space Saver Squared have steel channel feet (30" for single sided and 56" for double sided units) which must be anchored to the floor. <input type="checkbox"/> Wall Mount A wall mounted unit which contains special brackets is also available for CMU or solid concrete walls. Cannot be used on sheetrock without additional support.
	WHEEL STOPS	<input type="checkbox"/> Include optional wheel stops
		As a general guideline, this space can fit approximately 60 bicycles. The Ultra Space Saver Squared parks one bike every 16" with a typical bike extending out 40" from the wall.

 **DERO** A PLAYCORE COMPANY www.dero.com | 1-888-337-6729

© 2018 Dero

SITE PLAN



NOTES:

- EXISTING USE: COMMERCIAL
- SITE ADDRESS: 5350 THROUGH 5376 WILSHIRE BLVD, 721 & 725 DETROIT STREET AND 706-716 CLOVERDALE AVENUE, LOS ANGELES, CA 90036
- ASSESSOR PARCEL NUMBERS: 5089-002-002, -003, -004, -005, -019, -025 AND -026
- THOMAS GUIDE: PAGE 633, GRID D3
- COMMUNITY PLAN: WILSHIRE
- EXISTING GENERAL PLAN DESIGNATION: REGIONAL CENTER COMMERCIAL AND HIGH MEDIUM RESIDENTIAL
- GENERAL PLAN DESIGNATION: REGIONAL CENTER COMMERCIAL
- EXISTING & PROPOSED ZONING: [Q]C4-2-CDO, [Q]C2-1-CDO AND [Q]R4-1
- PROPOSED DEVELOPMENT: MERGER AND RESUBDIVISION OF 7 LOTS AND AN ALLEY PUBLIC RIGHT OF WAY FOR 1 LOT AND FOR RESIDENTIAL AND COMMERCIAL CONDOMINIUM PURPOSES RELATED TO THE DEVELOPMENT OF A MIXED-USE PROJECT WITH A MAXIMUM OF 419 RESIDENTIAL CONDOMINIUM UNITS, 2,620 SQ.FT. OF NEW COMMERCIAL USES, AND 34,086 SQ.FT. OF EXISTING COMMERCIAL USES TO REMAIN.
- PROPOSED PARKING: REQUIRED AND PROVIDED PARKING PROVIDED PER LOS ANGELES MUNICIPAL CODE.
- EXISTING UTILITIES:
 - 8" SEWER MAIN IN COVERDALE AVE
 - 8" SEWER MAIN IN DETROIT STREET
 - 18" SEWER MAIN IN WILSHIRE BLVD
 - 8" SEWER MAIN IN ALLEY TO BE VACATED
 - 8" LADWP WATER MAIN IN WILSHIRE BLVD
 - 6" LADWP WATER MAIN IN DETROIT STREET
 - 6" LADWP WATER MAIN IN COVERDALE AVENUE
 - 27" STORM DRAIN PIPE IN WILSHIRE BLVD
- EXISTING DRAINAGE: THE SITE CURRENTLY DRAINS TO ADJACENT EXISTING STREETS.
- DISTRICT MAP: 132B181.

- FLOOD ZONE: ZONE X
FEMA PANEL: 0601370072E
- PROPERTY IS NOT IN A VERY HIGH FIRE HAZARD SEVERITY ZONE.
- PROPERTY IS NOT IN A GEOLOGICALLY HAZARDOUS ZONE.
- PROPERTY IS NOT IN A HILLSIDE GRADING AREA
- PROPERTY IS INSIDE IN METHANE ZONE
- GROSS AREA TO CENTERLINE = 88,367 SF (2.0286 ACRES)
- EXISTING LOT AREA = 56,366 SF (1.2940 ACRES)
AREA TO BE VACATED (ALLEY) = 2,802 SF (0.0643 ACRES)
AREA TO BE DEDICATED = 703 SF (0.0161 ACRES)
NET LOT AREA = 58,465 SF (1.3422 ACRES)
- TOTAL EXPORT AMOUNT EXCEEDS 20,000 CY; THEREFORE, HAUL ROUTE IS BEING REQUESTED. ESTIMATED CUT = 239,500 CUBIC YARDS; ESTIMATED FILL = 0 CUBIC YARDS AND ESTIMATED EXPORT = 275,425 CUBIC YARDS
- SUBSTRUCTURE PLAN LIST:
SUBSTRUCTURE MAP NOS.: SUB-132-181-2 & SUB-132-181-6A
DRAINAGE MAP NO. 518
SEWER WYE MAPS NO. 132B181 AND 135B181
- PER LAMC 12.37, NO DEDICATION IS REQUIRED WHERE EXISTING BUILDING TO REMAIN EXTENDS INTO THE PROPOSED DEDICATION
- TREES: THERE ARE NO PROTECTED TREES ONSITE.

NOT PROTECTED TREES LIST

TREE NUMBER	DESCRIPTION	SIZE	LOCATION
1	FERN PINE	6"	LONDON PLAN
2	NO TREE	7"	NO TREE
3	FERN PINE	8"	PEPPERMINT WILLOW
4	QUEEN PALM	9"-11"	FIGS
5	QUEEN PALM	12"-28"	VICTORIAN BOX

LEGAL DESCRIPTION:

PARCEL 1:
LOTS 2 AND 3 OF TRACT NO. 4642, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 50, PAGES 42 AND 43 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

PARCEL 2:
LOTS 1 AND 2 OF TRACT 5691, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 62 PAGE 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:
LOT 1, TRACT 4642, IN THE CITY OF AND COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 50, PAGES 42 AND 43 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4:
LOTS 79 AND 80 OF TRACT NO. 3821, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42 PAGE 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BASIS OF BEARING:

THE BEARING N 88°33'30" W ALONG THE CENTERLINE OF WILSHIRE BLVD AS SHOWN ON THE MAP OF TRACT NO. 4642, AS RECORDED IN BOOK 50 PAGES 42 AND 43, WAS TAKEN AS THE BASIS OF BEARINGS

OWNER/DEVELOPER:
NAME: ONNI 5350 WILSHIRE LLC
CONTACT: BRIGID WILLIAMS
ADDRESS: 1031 S BROADWAY, SUITE 400
LOS ANGELES, CA 90015
PHONE: (213) 457-7489

CIVIL ENGINEER:
NAME: FORMA ENGINEERING INC.
CONTACT: MIKE WHITE
ADDRESS: 400 SAN FERNANDO MISSION BLVD
SUITE 200
SAN FERNANDO, CA 91340
PHONE: (818) 698-8667

VESTING TENTATIVE TRACT MAP NO. 83768

IN THE CITY OF LOS ANGELES

MERGER AND RE-SUBDIVISION OF 5 LOTS AND 1 ALLEY FOR 1 LOT FOR RESIDENTIAL AND COMMERCIAL CONDOMINIUM PURPOSES

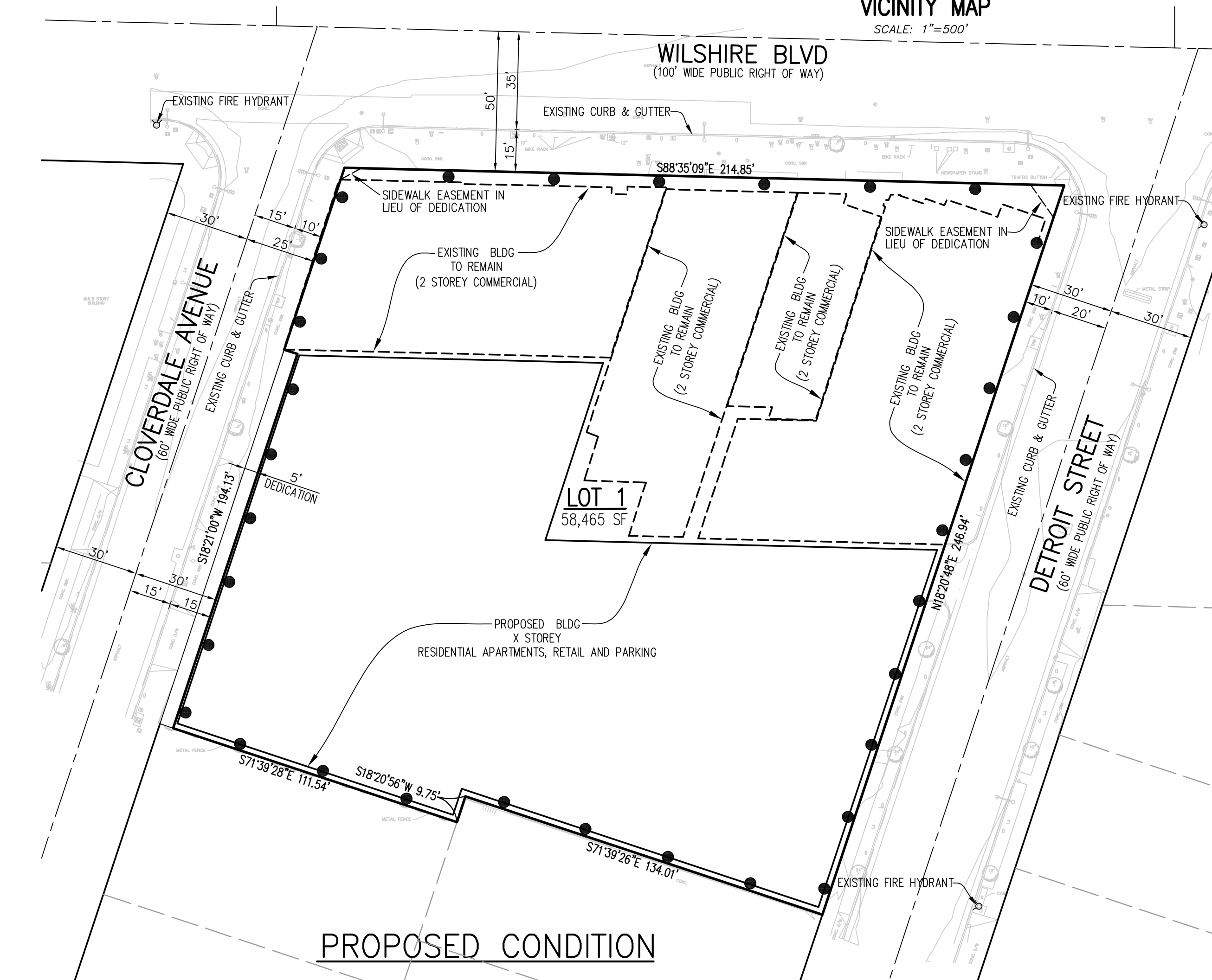
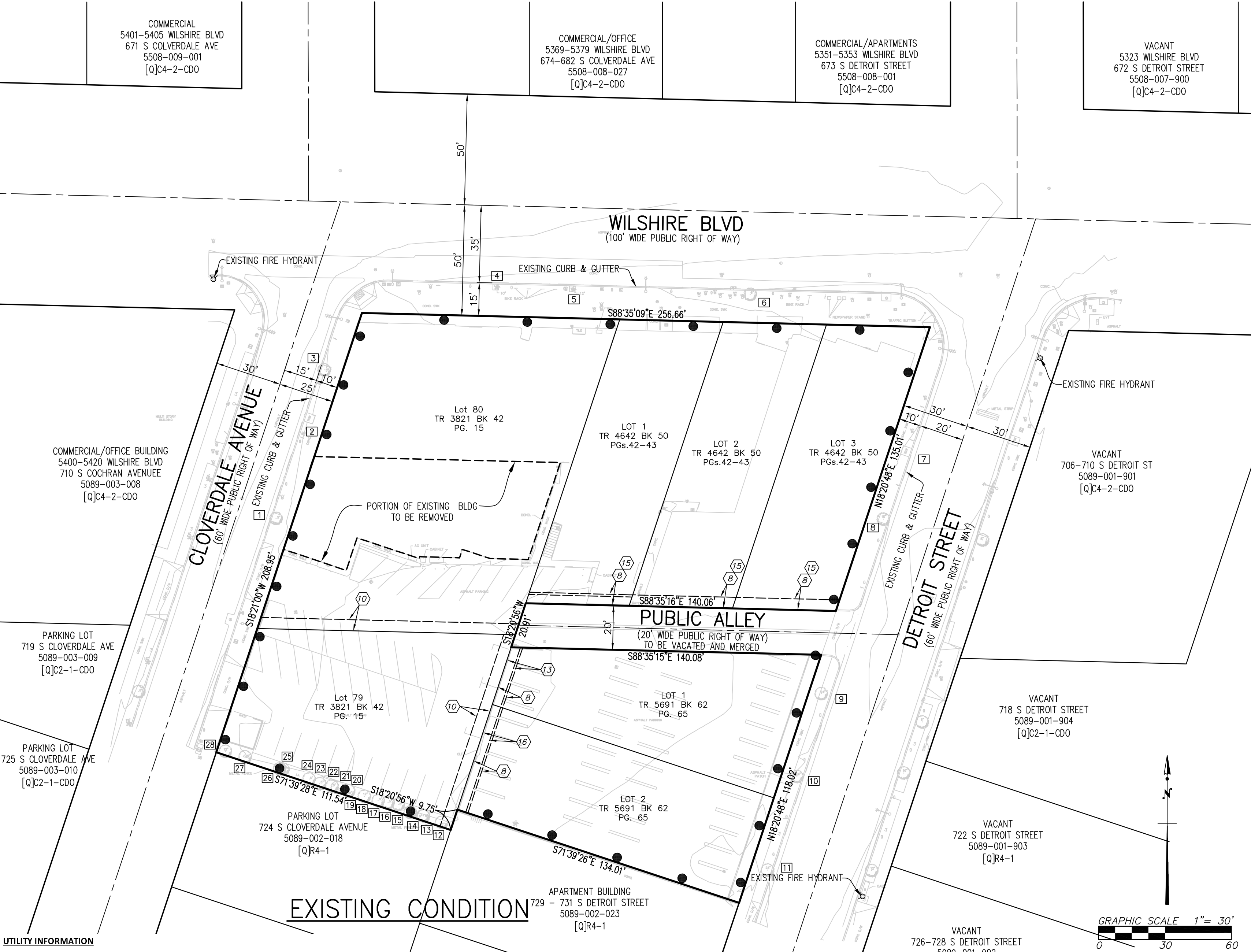
COUNCIL DISTRICT # 5

EXISTING EASEMENTS:

- AN EASEMENT FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: THE CITY OF LOS ANGELES
PURPOSE: POLE LINES, CONDUITS AND INCIDENTAL PURPOSES
RECORDING NO.: BOOK 15609, PAGE 84, OFFICIAL RECORDS
AFFECTS: THE REAR 5 FEET TO BE MERGED ON MAP
- AN EASEMENT FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: MARY L. CALOLAWAY
PURPOSE: POLE LINES AND CONDUITS
RECORDING NO.: BOOK 7462, PAGE 74, DEEDS
AFFECTS: A STRIP OF LAND 5 FEET IN WIDTH ALONG THE ENTIRE REAR LINE
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT:
RESERVED BY: PACIFIC-SOUTHWEST TRUST AND SAVINGS BANK
PURPOSE: POLE LINES AND INCIDENTAL PURPOSES
RECORDING DATE: MARCH 16, 1923
RECORDING NO.: BOOK 1958, PAGE 289, OFFICIAL RECORDS
AFFECTS: SAID LAND
- AN EASEMENT FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: THE CITY OF LOS ANGELES
PURPOSE: POLE LINES, CONDUITS
RECORDING NO.: BOOK 15609, PAGE 84, OFFICIAL RECORDS
AFFECTS: SAID LAND TO BE MERGED ON MAP
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT:
RESERVED BY: PACIFIC SOUTHWEST TRUST AND SAVING BANK TO C.C. CHARLES AND WIFE
PURPOSE: POLE LINES AND INCIDENTAL PURPOSES
RECORDING DATE: JULY 8, 1925
RECORDING NO.: BOOK 4896, PAGE 163, OFFICIAL RECORDS
AFFECTS: SAID LAND



VICINITY MAP
SCALE: 1"=500'



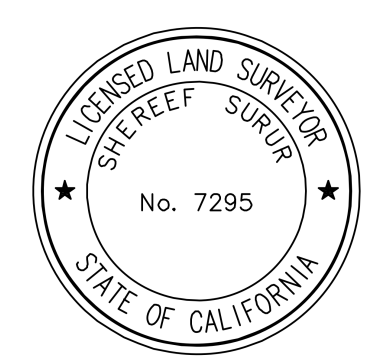
UTILITY INFORMATION

UTILITY	SERVICE BY	TELEPHONE NO.	ADDRESS
POWER	CITY OF LOS ANGELES, DWP	(213) 977-6060	201 N. FIGUEROA, 4TH FLOOR, LA, CA
WATER	CITY OF LOS ANGELES, DWP	(213) 977-6061	202 N. FIGUEROA, 4TH FLOOR, LA, CA
TELEPHONE	AT&T	(925) 977-2413	22311 BROOKHURST ST, HUNTINGTON BEACH
GAS	THE GAS COMPANY	(310) 687-2099	701 N. BULLIS RD, COMPTON, CA
STORM DRAIN	CITY OF LOS ANGELES	(213) 977-6089	202 N. FIGUEROA, 4TH FLOOR, LA, CA
SEWER	CITY OF LOS ANGELES	(213) 977-6032	202 N. FIGUEROA, 4TH FLOOR, LA, CA
CABLETV	TIME WARNER CABLE	(888) 892-2253	9260 TOPANGA CANYON BLVD, CHATSWORTH, CA

UTILITIES NOTE: UNDERGROUND UTILITIES SPECIFICALLY LISTED IN THE UTILITY INFORMATION TABLE ARE PLOTTED ON THIS SURVEY. OTHER UNDERGROUND UTILITIES NOT LISTED (E.G. TRAFFIC SIGNAL AND STREET LIGHT CONDUIT, ABANDONED LINES, ETC.) HAVE NOT BEEN PLOTTED. THE LOCATION OF THOSE PLOTTED UTILITIES WERE OBTAIN FROM UTILITY MAPS AND PLANS AS LISTED UNDER THE SUBSTRUCTURE PLAN LIST.

VESTING TENTATIVE MAP
TRACT 83768
5350 WILSHIRE BLVD
LOS ANGELES, CA 90036

DEVELOPER'S ENGINEER:
FORMA ENGINEERING INC.
400 SAN FERNANDO MISSION BLVD SUITE 200, SAN FERNANDO, CA 91340
Phone: (818) 832-1710 • Fax: (818) 832-1740
Shereef Surur
SHEREEF SURUR P.L.S. 7295 DATE 2/07/2023



No.	DATE	REVISION

DESIGNER: M.W.
CHECKED BY: M.W.
DATE: 02/07/2023
SHEET 1 OF 1

Tree Id	Common Name	Scientific Name	Numl	DSH	DSH Range	Tree H	Height Rai	Cano	TPZ R	Tree Prc	CRZ Ratio	Critical	Status	Physical Condition	Suggested Treatment	Tree Expert Opinior	Street Trees Proposed T	Reason For Proposed Tree Remc	Street T	Observations	Recommendations.
1	Fern pine	Podocarpus gracilior	1	6.5	6-12in	18	15ft-30ft	16	0.5	3.25	0.5	1.625	Alive	B rating		Person Planted	Remove tree				Protect tree.
2	Empty Tree Well		1		N/A		N/A		0.5		0.5		Removed			Person Planted	Plant new tree				Plan a new tree with permit from Urban Forestry.
3	Fern pine	Podocarpus gracilior	1	6.4	6-12in	18	15ft-30ft	16	0.5	3.2	0.5	1.6	Alive	B rating		Person Planted	Remain on Site				Protect tree.
4	Queen palm	Syagrus romanzoffiana	1	11.3	6-12in	34	30ft-50ft	22	0.5	5.65	0.5	2.825	Alive	C rating, Drought Stressed	Prune tree.	Person Planted	Remove tree				Protect tree.
5	Queen palm	Syagrus romanzoffiana	1	12.7	12-18in	32	30ft-50ft	22	0.5	6.35	0.5	3.175	Alive	C rating, Drought Stressed	Prune tree.	Person Planted	Remain on Site				Protect tree.
6	London planetree	Platanus hybrida	1	7.1	6-12in	20	15ft-30ft	11	0.5	3.55	0.5	1.775	Alive	C rating, Drought Stressed, Twig Dieback	Anthraco. Prune tree.	Person Planted	Remove tree				Protect tree.
7	Empty Tree Well		1		N/A		N/A		0.5		0.5		Stump	F rating		Person Planted	Plant new tree			Stump remains in well.	Remove stump and replant with specie approved by Urban Forestry.
8	Agonis flexuosa	Peppermint willow	1	10.4	6-12in	20	15ft-30ft	38	0.5	5.2	0.5	2.6	Stump		Prune tree.	Person Planted	Remain on Site				Protect tree
9	Ficus spp.	Ficus Benjamina	1	24.5	24-30in	45	30ft-50ft	55	0.5	12.25	0.5	6.125	Alive	B rating	Prune tree. Repair sidewalk	Person Planted	Remain on Site	Tree may need to be removed for sidewalk repair.	2 for 1	Sidewalks in bad shape.	May need to remove tree for sidewalk repair.
10	Ficus spp.	Ficus Benjamina	1	21.9	18-24in	45	30ft-50ft	55	0.5	10.95	0.5	5.475	Alive	B rating	Prune tree. Repair sidewalk	Person Planted	Remove tree	Tree may need to be removed for sidewalk repair.	2 for 1	Sidewalks in bad shape.	May need to remove tree for sidewalk repair.
11	Ficus spp.	Ficus Benjamina	1	23.6	18-24in	45	30ft-50ft	55	0.5	11.8	0.5	5.9	Alive	B rating	Prune tree. Repair sidewalk	Person Planted	Remove tree	Tree may need to be removed for sidewalk repair.	2 for 1	Sidewalks in bad shape.	May need to remove tree for sidewalk repair.

DESIGN RATIONALE

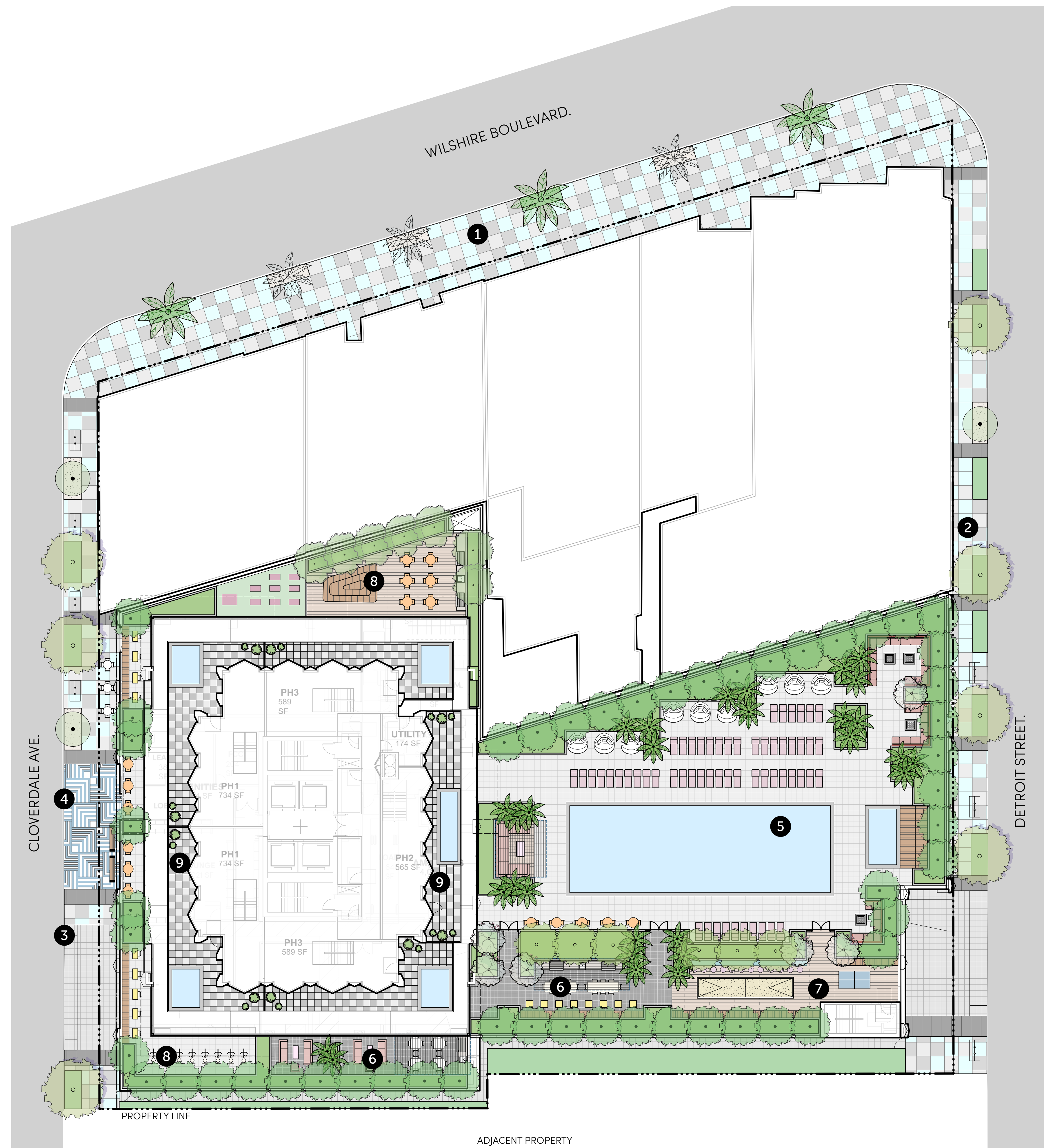
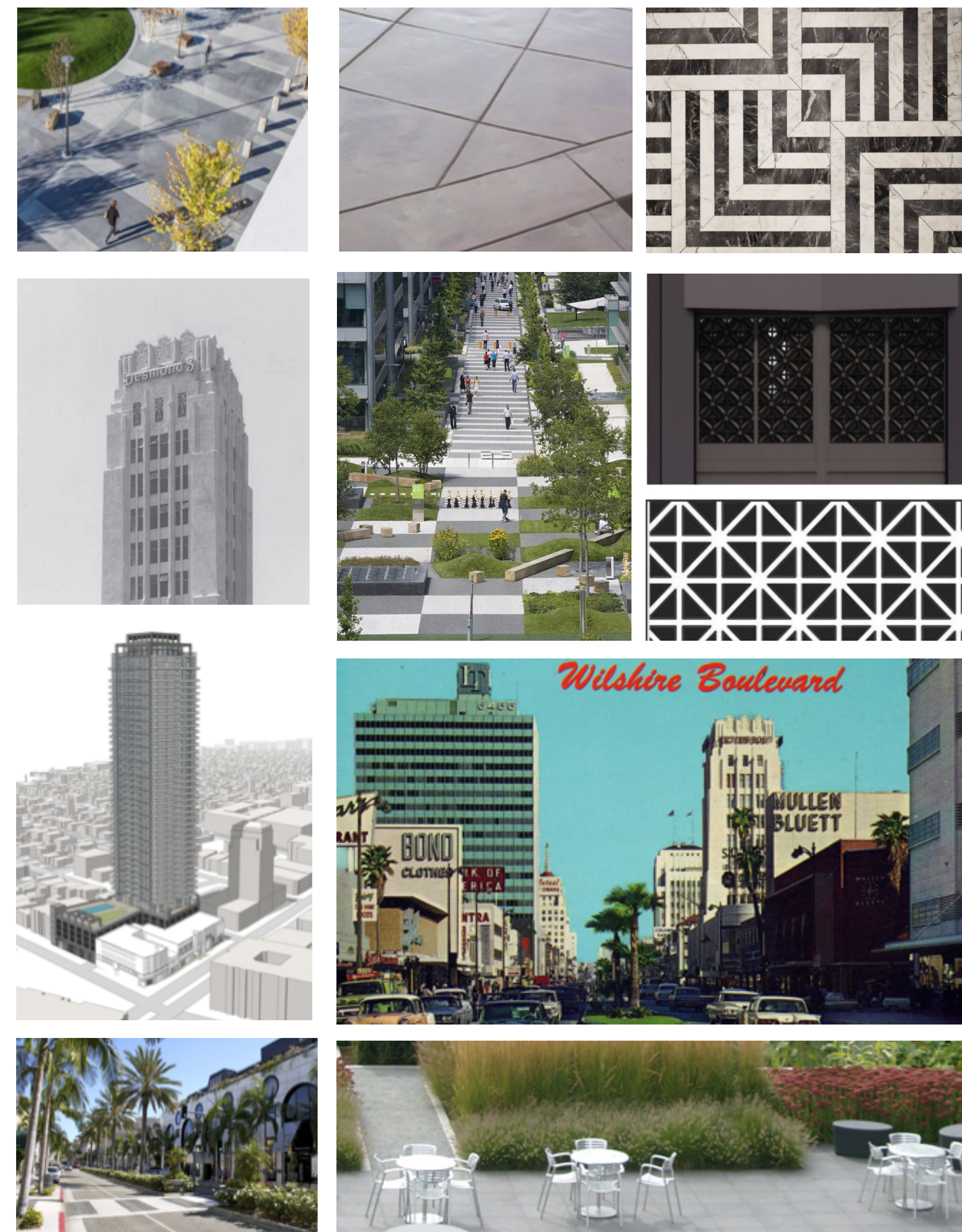
The Ground Level landscape along Wilshire is inspired by the boulevard's history situated along the Miracle Mile, with its Art Deco history, museums, retail stores and offices. An entryway paving pattern is inspired by the Art Deco buildings in the area since the 1950s. Trees and landscape treatment were selected to match the historical character of the strip.

The Upper Level Amenity Deck was designed to maximize sun on the 5th floor and connect seamlessly with the interior amenity space. The pool deck is designed with plenty of lounge seating and a variety of social nooks, which invite people to relax and wind down in this lush planted tropical oasis. Fitness decks extend the amenity areas outdoors and also allow people to enjoy the panoramic views or socialize. A flex lawn provides open space for a variety of individual or group activities. Outdoor Games Areas and Kitchen/BBQ spaces allow residents to socialize outside. Shade and Sun opportunities, plant water needs, and social spaces have been carefully considered in the upper level design.

KEY LEGEND

- 1 WILSHIRE BOULEVARD STREETSCAPE
- 2 DETROIT STREETSCAPE
- 3 CLOVERDALE AVENUE STREETSCAPE
- 4 ART DECO PAVING FORE BUILDING ENTRY
- 5 POOL DECK WITH HOT TUBS, LOUNGERS AND DAYBEDS
- 6 OUTDOOR DINING WITH BBQs WITH TABLES AND SEATING
- 7 GAMES AREA WITH BOCCE AND PING PONG
- 8 OUTDOOR FITNESS AMENITY DECK WITH SPIN BIKES, FLEX LAWN AREA AND SOCIAL SEATING
- 9 PENTHOUSE DECKS

PRECEDENT IMAGES/DESIGN INSPIRATION



1 OVERALL LANDSCAPE PLAN
Scale: 1/16" = 1'-0"



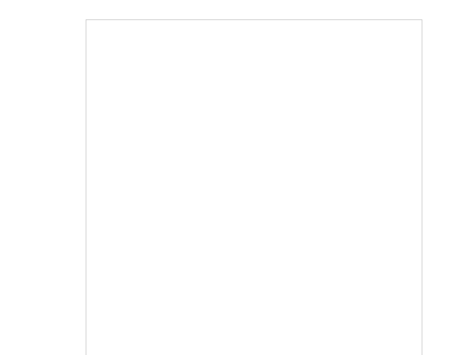
loci
LANDSCAPE ARCHITECTURE + URBAN DESIGN

1738 KINGSWAY, VANCOUVER, BC V5N 2S3
www.locidesign.ca // 604.694.0053

ALL RIGHTS RESERVED.
PROPERTY OF LOCI LANDSCAPE ARCHITECTURE
AND URBAN DESIGN. USE OR REPRODUCTION
PROHIBITED WITH PRIOR WRITTEN CONSENT.

onni
group

Project Stamp



Issue

No.	Description	Date
C	Issued for Render	22-05-02
D	Issued for Entitlement	22-05-18
E	Re-Issued For Entitlement	22-10-12

Project Info

22057
5350 Wilshire Blvd.
5350 Wilshire Blvd.
Los Angeles, California

Project Team

Client
Onni
Architect
MVE + Partners
Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By Checked By
CB ME

OVERALL LANDSCAPE PLAN

L0.1

Rev. A revision

PLANT LIST + IMAGES

PLANTING LIST:

DECIDUOUS TREES:

Quantity	Latin Name	Common Name	Scheduled Size	Spacing	Notes
29	Wodyetia bifurcata	Foxtail Palm	24" Box	As Shown	
3	Syagrus Romanzoffianum	Queen Palm	36" Box	As Shown	
7	Olea europaea 'Wilsonii'	Wilson Fruitless Olive Tree	24" Box	As Shown	
6	Lagerstroemia indica x fauriei 'Natchez'	Crape Myrtle	24" Box	As Shown	
7	Chilopsis linearis	Desert Willow	36" Box	As Shown	
6	Cercidium x 'Desert Museum'	Desert Museum Palo Verde	24" Box	As Shown	
51	Acacia Baileyana	Acacia Bailey	24" Box	As Shown	

CONIFERS:

SHRUBS:

151	Rosmarinus officinalis	Rosemary	#2 Pot	2'0" o.c.	
17	Pittosporum tobira 'Wheeler's Dwarf'	Wheeler's Dwarf Japanese Mock Orange	#5 Pot	3'6" o.c.	
41	Philadendron 'Xanadu'	Xanadu Philadendron	#5 Pot	3'0" o.c.	
215	Olea europaea 'Montra'	Little Ollie® Dwarf Olive	#3 Pot	3'0" o.c.	
23	Mimulus arantiacus	Bush Monkey Flower	#5 Pot	4'0" o.c.	
13	Leucadendron 'Safari Sunset'	Safari Sunset Conebush	#2 Pot	5'0" o.c.	

PERENNIALS, GRASSES, GROUNDCOVER:

102	Anigozanthos 'Kanga Pink'	Dwarf Pink Kangaroo Paws	#3 Pot	2'0" o.c.	
7	Anigozanthos Hybrid 'Harmony'	Red - Yellow Kangaroo Paws	#3 Pot	3'0" o.c.	
317	Festuca 'Idahoensis'	Idaho fescue	#1 pot	1'6" o.c.	
23	Lantana sellowiana 'Monma'	White Lightin'® Trailing Lantana	#2 Pot	3'0" o.c.	
103	Perovskia atriplicifolia	Russian Sage	#2 Pot	2'6" o.c.	
102	Sesleria autumnalis	Autumn Moor Grass	#2 Pot	1'6" o.c.	
36	Sesleria autumnalis	Autumn Moor Grass	#2 Pot	2'0" o.c.	

NOTES:

1. ALL PLANT MATERIAL AND LANDSCAPING PRACTICES SHALL BE COMPLIANT WITH THE LATEST CITY OF LOS ANGELES STANDARDS
2. IN CASE OF DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
3. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION AND SPACING TO BE APPROVED BY LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION.
4. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD.
5. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY STANDARDS, INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
6. FINAL LOCATION, QUANTITY, TREE SPECIES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING.
7. NEW TREE MUST BE OF GOOD STANDARD, MINIMUM 6 CM CALLIPER AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE SOIL.
8. ROOT BARRIERS SHALL BE 8FT LONG AND 18 INCHES DEEP. PLANTING DEPTH PF ROOT BALL MUST BE BELOW SIDEWALK GRADE. NEW STREET TREES TO BE CONFIRMED PRIOR TO ISSUANCE OF THE BUILDING PERMIT.

GROUND LEVEL TREES



Syagrus romanzoffiana
Queen Palm



Chilopsis linearis
Desert Willow

AMENITY LEVEL TREES



Cercidium x Desert Museum
Desert Museum Palo Verde



Olea 'Wilsonii'
Wilson Fruitless Olive Tree



Wodyetia bifurcata
Foxtail Palm



Lagerstroemia indica 'Natchez'
Crape Myrtle

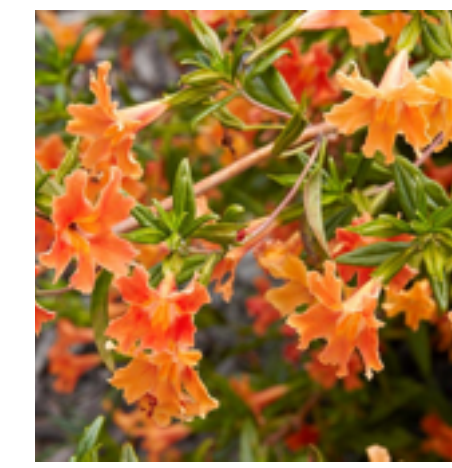


Acacia baileyana
Acacia Bailey

SHRUBS



Olea europaea 'Little Ollie'
Little Ollie Dwarf Olive



Mimulus arantiacus
Bush Monkey Flower



Leucadendron 'Safari Sunset'
Safari Sunset Conebush



Philadendron 'Xanadu'
Xanadu Philadendron



Rosmarinus officinalis
Rosemary

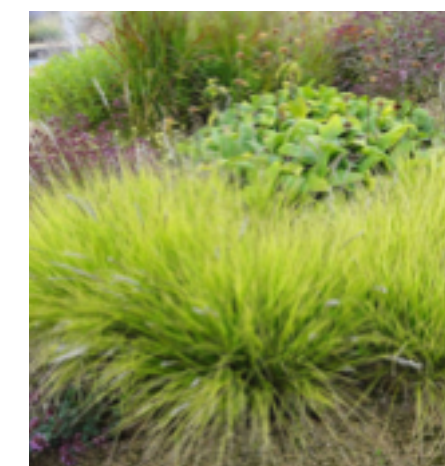


Verbena lilacina 'De La Mina'
De La Mina Verbena



Pittosporum tobira
Wheeler's Dwarf Japanese Mock Orange

PERENNIALS, GRASSES, GROUNDCOVERS



Sesleria autumnalis
Autumn Moor Grass



Festuca idahoensis
Idaho Blue Fescue



Lantana sellowiana 'Monma'
White Lightin'® Trailing Lantana



Anigozanthos Hybrid 'Harmony'
Red-Yellow Kangaroo Paws



Anigozanthos 'Kanga pink'
Dwarf Pink Kangaroo Paws



Perovskia atriplicifolia 'Little Spire'
Little Spire Russian Sage



Stipa tenuissima
Mexican Feathergrass

loci

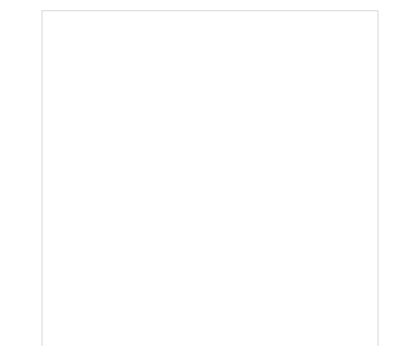
LANDSCAPE ARCHITECTURE + URBAN DESIGN

1738 KINGSWAY, VANCOUVER, BC V5N 2S3
www.locidesign.ca // 604.694.0053

ALL RIGHTS RESERVED.
PROPERTY OF LOCI LANDSCAPE ARCHITECTURE
AND URBAN DESIGN. USE OR REPRODUCTION
PROHIBITED WITH PRIOR WRITTEN CONSENT.

onni
group

Project Stamp



Issue

No.	Description	Date
B	Issued for Concept Review	22-04-28
C	Issued for Render	22-05-02
D	Issued for Entitlement	22-05-18
E	Re-Issued For Entitlement	22-10-12

Project Info

22057

5350 Wilshire Blvd.

5350 Wilshire Blvd.
Los Angeles, California

Project Team

Client

Onni

Architect

MVE + Partners

Landscape Architect

LOCI Landscape Architecture + Urban Design

Drawn By

CB

Checked By

ME

PLANT LIST + IMAGES

L4.0

Rev. A revision