

C-6 Supplemental Tree Study



**CITY OF LOS ANGELES TREE REPORT
6220 WEST YUCCA STREET
LOS ANGELES, CALIFORNIA 90028**

SUBMITTED TO:

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JULY 10, 2020

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6220 WEST YUCCA STREET, LOS ANGELES, CALIFORNIA – TREE REPORT

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July 10, 2020

Greg Beck
Champion Realty, Ltd.
11620 Wilshire Boulevard, Suite 1150
Los Angeles, California 90025

Re: 6220 West Yucca Street, Los Angeles, California 90028

Dear Mr. Beck,

This letter addresses our office's site visit of July 5, 2020 to the properties collectively known as 6220 West Yucca 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 ten private property trees, two City of Los Angeles rights-of-way trees, and seven off-site trees and shrubs whose canopies overhang into the subject properties. ***None of the private property trees are considered protected by the ordinance.*** The table on the following page sets forth the data for the 19 trees inventoried. All the private property trees are proposed to be removed; the two City of Los Angeles rights-of-way trees and off-site trees/shrubs will be protected in place.

The off-site Italian cypress trees are approximately five feet south of the property line at 1765 Vista Del Mar. Their canopies encroach onto the site approximately one foot, and should be protected should any construction take place in their immediate surroundings (over-excavation, footings, etc.).

There are two clumps of giant birds of paradise (tree nos. 9 & 10) at the 1765 Vista Del Mar site. These specimens can be easily transplanted somewhere else on site if desired. These species are very hardy and readily tolerate transplanting.

The two City rights-of-way trees and must be protected during construction. The City's Urban Forestry Division will review your plans and provide you with protective fencing and tree care guidelines during the construction process.

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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

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**TABLE 1 – INVENTORY OF TREES (PRIVATE PROPERTY, RIGHTS-OF-WAY
AND OFF-SITE TREES)**

Tree No.	Common Name	Botanical Name	Trunk Diameter at 4.5'	Height & Canopy Spread (approx.)	Health and Structure	Comments
On-Site Trees						
1	Pygmy date palm	<i>Phoenix roebelenii</i>	6' BT*	8'/6'	A/A	
2	Pygmy date palm	<i>Phoenix roebelenii</i>	5.5, 5.5, 6' BT	8'/12'	A/A	
3	Pygmy date palm	<i>Phoenix roebelenii</i>	3, 3, 4.5, 6, 6.5' BT	9'/12'	A/A	
4	Canary Island date palm	<i>Phoenix canariensis</i>	27' BT	40'/20'	A/A	
5	Mexican fan palm	<i>Washingtonia robusta</i>	40'	45'/14'	A/A	
6	Spanish dagger	<i>Yucca gloriosa</i>	~13	13'/10'	A-/A	Trunk bows and leans west
7	Mexican fan palm	<i>Washingtonia robusta</i>	50' BT	65'/16'	A/A	
8	Mexican fan palm	<i>Washingtonia robusta</i>	50' BT	65'/16'	A/A	
9	Giant bird of paradise	<i>Strelitzia nicolai</i>	5.5"	20'/10'	A/A	Clump of five
10	Giant bird of paradise	<i>Strelitzia nicolai</i>	6"	23'/10'	A/A	Clump of five
City of Los Angeles Rights-of-Way Trees						
ST-A	Evergreen pear	<i>Pyrus kawakamii</i>	5	10'/9'	A/B	Torn limb east side
ST-B	Evergreen pear	<i>Pyrus kawakamii</i>	3.8	10'/9'	A/A-	
Off-Site Trees				Overall Grade		
OS-1	Lemon-scented bottlebrush	<i>Callistemon citrinus</i>	~1, 1, 2, 2, 3, 3	15'/12'	A	Tree canopy encroaches ~1 feet onto site
OS-2	Canary Island date palm	<i>Phoenix canariensis</i>	~20' BT	25'/20'	A	Tree canopy encroaches ~8 feet onto site
OS-3	Canary Island date palm	<i>Phoenix canariensis</i>	~27' BT	35'/22'	B+	Tree canopy encroaches ~10 feet onto site

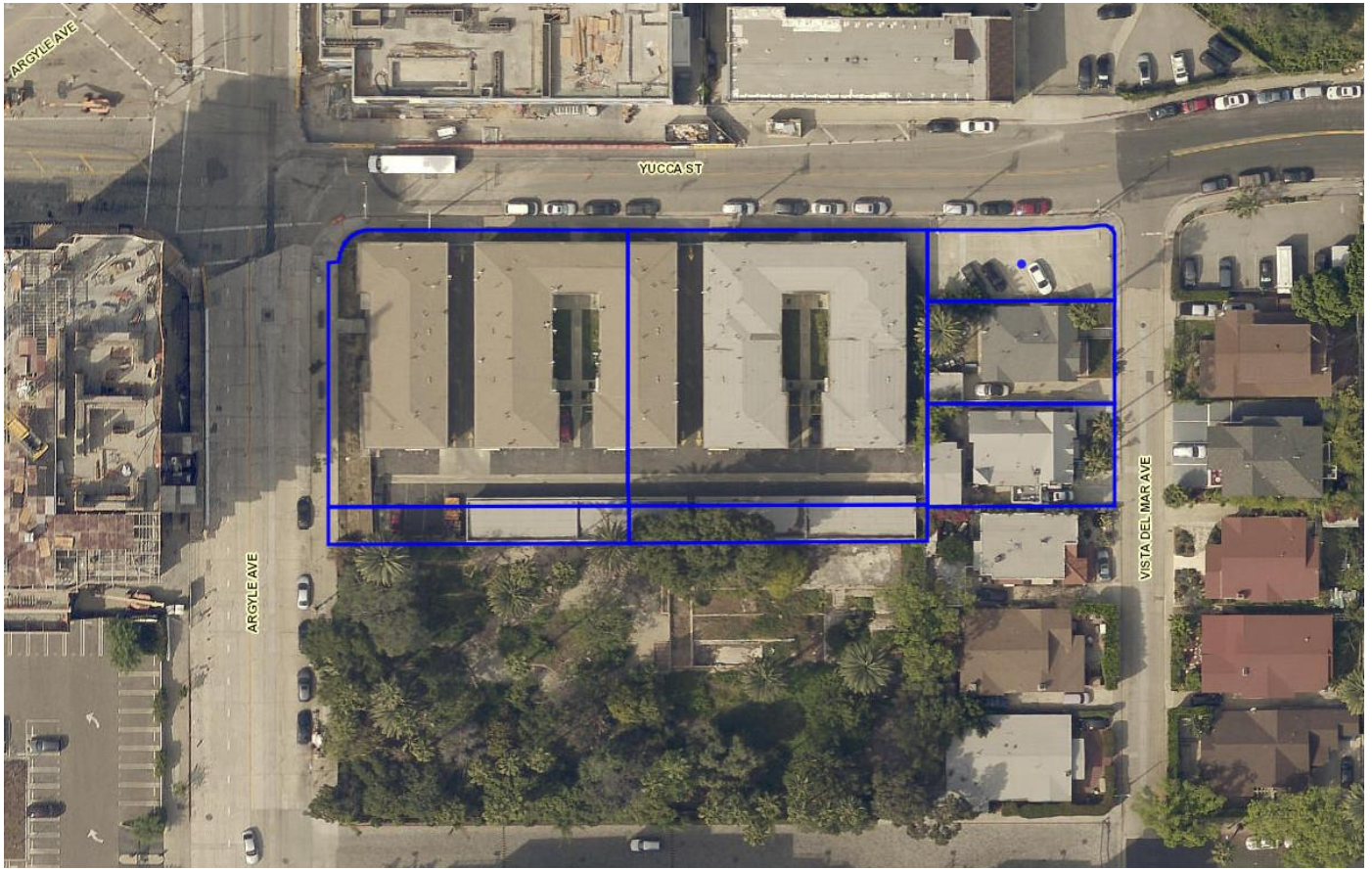


OS-4	Aleppo pine	<i>Pinus halepensis</i>	~24"	50'/60'	B	Tree canopy encroaches ~20 feet onto site
OS-5	Jacaranda	<i>Jacaranda mimosifolia</i>	~10"	20'/18'	B-	Tree canopy encroaches ~2 feet onto site
OS-6	Italian Cypress	<i>Cupressus sempervirens</i>	5.5"-6.5"	20'/4'	A	Row of 9 trees, canopies encroach ~1 feet onto site
OS-7	Bougainvillea	<i>Bougainvillea spectabilis</i>	~8"	10'/20'	A	Canopy encroaches ~3 feet onto site

*BT – Brown Trunk Height: Nursery Standard Measurement (from grade to the base of the newest emerging spear).



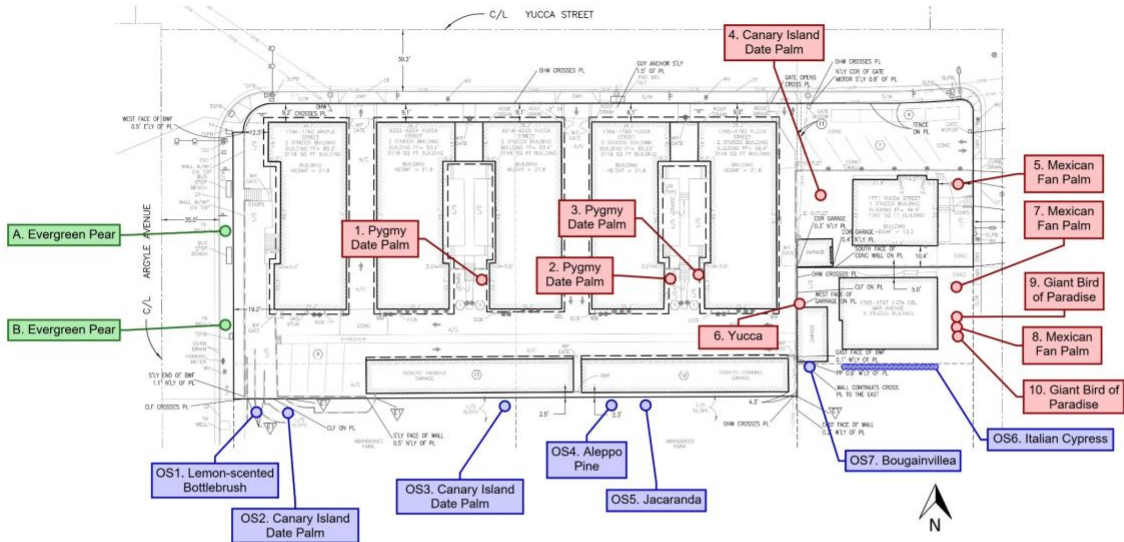
EXHIBIT A - AERIAL IMAGE OF THE SUBJECT PROPERTY



6220 West Yucca Street, Los Angeles
Image Source: Zimas



EXHIBIT B - REDUCED COPY OT TREE LOCATION MAP



Tree Inventory

6220 West Yucca Street
Los Angeles, California

- Public Right-of-Way Tree
- On-site Tree
- Off-site Tree

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EXHIBIT C – CAPTIONED PHOTOGRAPHS



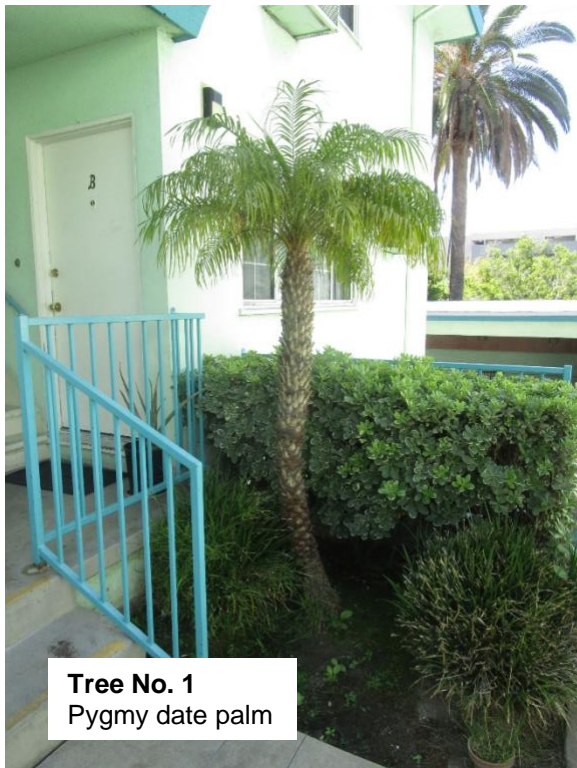
Overview of site – facing southeast



Overview showing large off-site trees – facing west



Public Right-of-Way Trees



On-site Trees







Tree No. 9(R) - No. 10(L)
Giant bird of paradise



Off-site Trees





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.



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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 Certified Tree Risk Assessor (#1028), International Society of Arboriculture, 2011

AREAS OF EXPERTISE

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

- Tree health and risk assessment
- Master Planning
- 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
- Pest and disease identification
- 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 Los Angeles Zoo and Botanical Gardens
The Rose Bowl and Brookside Golf Course, Pasadena
Walt Disney Concert Hall and Gardens
The Art Center College of Design, Pasadena
Pepperdine University
Loyola Marymount University
The Claremont Colleges (Pomona, Scripps, CMC, Harvey Mudd,
Claremont Graduate University, Pitzer, Claremont University Center)
Quinn, Emanuel, Urquhart and Sullivan (attorneys at law)

The City of Claremont
The City of Beverly Hills
The City of Pasadena
The City of Los Angeles
The City of Santa Monica
Santa Monica/Malibu Unified School District
San Diego Gas & Electric
Los Angeles Department of Water and Power
Rancho Santa Ana Botanic Garden, Claremont
Latham & Watkins, LLP (attorneys at law)

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-Present
- Member, Los Angeles Oak Woodland Habitat Conservation Strategic Alliance, 2010-present

