

May 23, 2018

David Garcia
SANDSTONE PROPERTIES INC.
10877 Wilshire Boulevard, Suite 1105
Los Angeles, California 90024

VIA EMAIL
david@sandstoneproperties.com

Subject: Tree Evaluation Report for the 1330 West Pico Boulevard Project Site, City of Los Angeles, California

Dear Mr. Garcia:

Psomas is pleased to provide this Tree Evaluation Report for the property located at 1330 West Pico Boulevard in Los Angeles, California (hereinafter referred to as the “project site”; see Exhibit 1). The project site contains a two-story office/commercial building, with surface parking lots along the northern boundary of the property and the southwestern corner. It is bound by West Pico Boulevard to the north, Albany Street to the west, West 14th Street to the south, and State Highway 110 to the east.

Psomas Certified Arborist David Hughes (International Society of Arboriculture Certificate No. WE-7752A) visited the project site on May 7, 2018, 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 is a mixed-use high-rise tower consisting of residential and hotel units, along with office space, restaurants, retail, conference function space, and open space.

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.
2. Any non-protected trees that have a trunk dbh of at least eight inches.

225 South Lake Avenue
Suite 1000
Pasadena, CA 91101

Tel 626.351.2000
Fax 626.351.2030
www.Psomas.com

David Garcia
 Page 2
 May 23, 2018
 1330 West Pico Boulevard

EXISTING CONDITIONS

As mentioned above, the project site currently contains an unoccupied office/commercial building with two surface parking lots. A total of 22 trees were documented during the tree survey. These trees are shown in Exhibit 2 and summarized in Table 1. Five trees occur on the project site associated with the building entrance on the northern site boundary. These trees consist of one Brazilian pepper (*Schinus terebinthefolius*), one Canary Island palm (*Phoenix canariensis*), one Queensland umbrella tree (*Schefflera actinophylla*), one olive tree (*Olea europaea*), and one fern pine (*Afrocarpus gracilior*).

A total of 14 street trees were encountered during the survey. This includes nine lemon bottlebrush trees (*Callistemon citrinus*) that are growing in 4-foot by 4-foot sidewalk cutouts along Albany Street and five California fan palms (*Washingtonia filifera*) that are growing in 4-foot by 8-foot sidewalk cutouts along West Pico Boulevard.

Finally, there are three trees that are located immediately outside the project site boundaries but are included in this tree inventory report in case they are affected by project development. These off-site trees include two camphor trees (*Cinnamomum camphora*) and one avocado tree (*Persea americana*).

No “protected trees”, as defined in the City’s Municipal Code, occur in the survey area.

**TABLE 1
 TREE DATA SUMMARY**

Tree Number	Tree Species	dbh (in)	Tree Height (ft)	Canopy Width (ft)	Health Rating*	Aesthetic Rating*
Street Trees						
1	lemon bottlebrush <i>Callistemon citrinus</i>	7.7	20	12	3	3
2	lemon bottlebrush <i>Callistemon citrinus</i>	6.7	20	12	3	3
3	lemon bottlebrush <i>Callistemon citrinus</i>	8.8	20	12	3	3
4	lemon bottlebrush <i>Callistemon citrinus</i>	7.0	20	12	3	3
5	lemon bottlebrush <i>Callistemon citrinus</i>	7.2	20	12	3	3
6	lemon bottlebrush <i>Callistemon citrinus</i>	9.6	20	12	3	3
7	lemon bottlebrush <i>Callistemon citrinus</i>	7.3	20	12	3	3
8	lemon bottlebrush <i>Callistemon citrinus</i>	6.6	20	12	3	3
9	lemon bottlebrush <i>Callistemon citrinus</i>	7.8	20	12	3	3
10	California fan palm <i>Washingtonia filifera</i>	18.2	25	25	4	4
11	California fan palm <i>Washingtonia filifera</i>	14.4	25	25	4	4
12	California fan palm <i>Washingtonia filifera</i>	14.9	25	25	4	4

David Garcia
 Page 3
 May 23, 2018
 1330 West Pico Boulevard

**TABLE 1
 TREE DATA SUMMARY**

Tree Number	Tree Species	dbh (in)	Tree Height (ft)	Canopy Width (ft)	Health Rating*	Aesthetic Rating*
13	California fan palm <i>Washingtonia filifera</i>	17.1	25	25	4	4
14	California fan palm <i>Washingtonia filifera</i>	15.3	25	25	4	4
On-Site Trees						
15	Brazilian pepper <i>Schinus terebinthefolius</i>	5.6, 5.2	20	12	3	3
16	Canary Island palm <i>Phoenix canariensis</i>	35.0	20	18	3	3
17	Queensland umbrella tree <i>Schefflera actinophylla</i>	11.5, 10.0	25	15	3	3
18	olive <i>Olea europaea</i>	15.5	20	15	3	3
19	fern pine <i>Afrocarpus gracilor</i>	16.5	30	15	4	4
Off-Site Trees						
20	camphor <i>Cinnamomum camphora</i>	12.0	30	15	3	3
21	camphor <i>Cinnamomum camphora</i>	22.0	30	20	3	3
22	avocado <i>Persea americana</i>	18.0	20	20	3	3
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

The trees that are on the project site are approximately 10-15 years old and in reasonably good health considering they have likely not been watered or otherwise maintained since the building was vacated. No significant health issues were observed such as decayed wood or thinning foliage.

The street trees are also in good condition. The lemon bottlebrush trees along Albany Street are in average health and of uniform size. The dbh of these trees range from 6.6 to 9.6 inches are all approximately 20 feet tall. Of these nine trees, seven are below the eight-inch threshold described above. While these trees are in average health with no major defects, they do not display any significant new growth. The roots of two trees (Trees 6 and 9) have caused minor uplift to the surrounding sidewalk. Two of the sidewalk cutouts on Albany Street are not occupied by a tree. The California fan palms that are growing along West Pico Boulevard appear vigorous and are not causing any damage to the surrounding curb and sidewalk.

David Garcia
Page 4
May 23, 2018
1330 West Pico Boulevard

Three off-site trees were observed during the tree survey. The two camphor trees (Trees 20 and 21) are located immediately southwest of the project site. The trunks of these trees are located off-site but their roots likely extend under the surface parking lot that is on the project site. The trunks of these trees are touching a block wall that separates the project site from the adjacent property and over time would likely cause damage to this wall. Ground disturbance in the vicinity of these trees that may occur as part of project development has the potential to impact their root zone. The avocado tree located near the southeast corner of the site is in reasonably good health and is likely able to withstand the stresses of project development, although some minimization measures may be needed (e.g., protective fencing, supplemental watering).

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. All of the on-site trees occur in planting basins or are surrounded by paved or hardscape areas and are therefore poor candidates for relocation. The small sidewalk cutouts for the street trees have likely limited their root development. Therefore, relocation is not recommended for any of the trees in the survey area.

RECOMMENDATIONS

The following measures are recommended for new 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.

David Garcia
Page 5
May 23, 2018
1330 West Pico Boulevard

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

Sincerely,

P S O M A S



Melissa A. Howe
Vice President, Resource Management



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

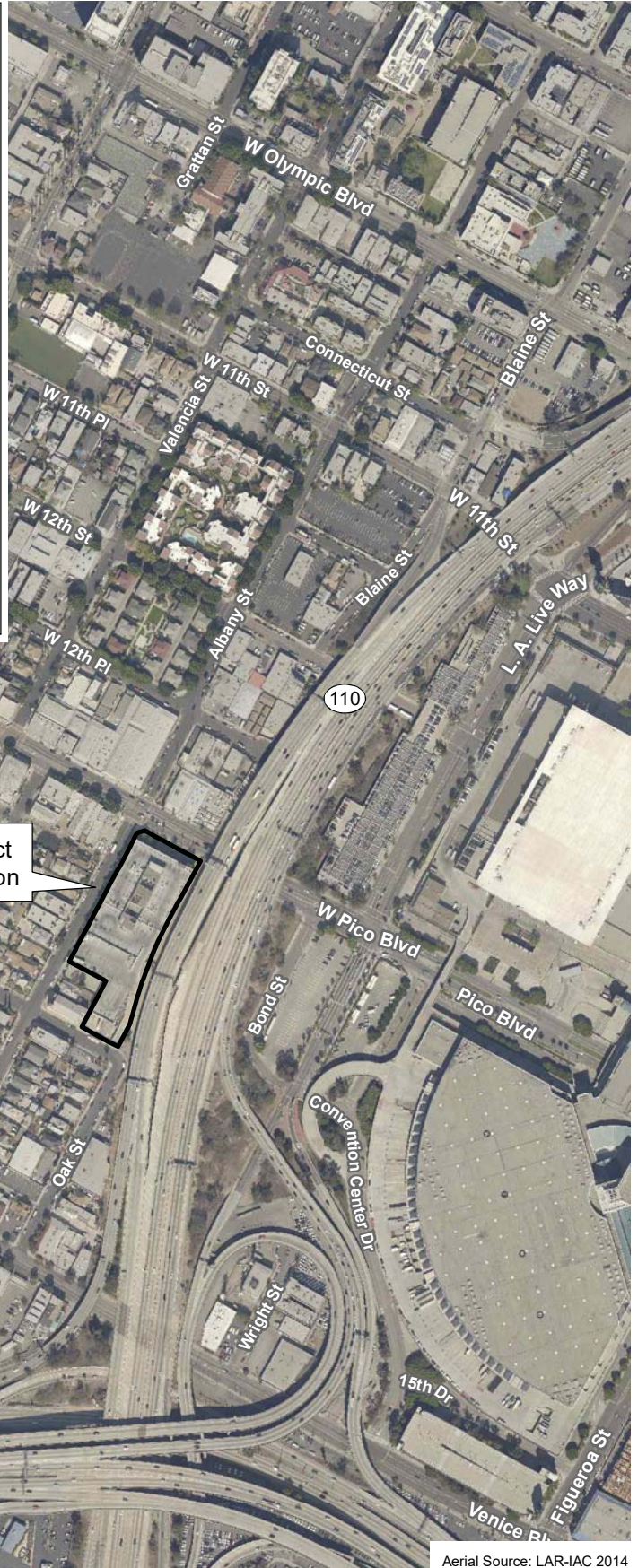
Enclosures: Exhibits 1 and 2

cc: Paul Garry, Psomas (Paul.Garry@psomas.com)

R:\Projects\1SAN\390200\Trees\Tree Evaluation Report-052318.docx

REFERENCE

Los Angeles, City of. 2015 (September, last amended). *Official City of Los Angeles Municipal Code*. Cincinnati, OH, American Legal Publishing for the City. [http://library.amlegal.com/nxt/gateway.dll/California/lamc/municipalcode?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:losangeles_ca_mc](http://library.amlegal.com/nxt/gateway.dll/California/lamc/municipalcode?f=templates$fn=default.htm$3.0$vid=amlegal:losangeles_ca_mc).

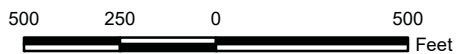


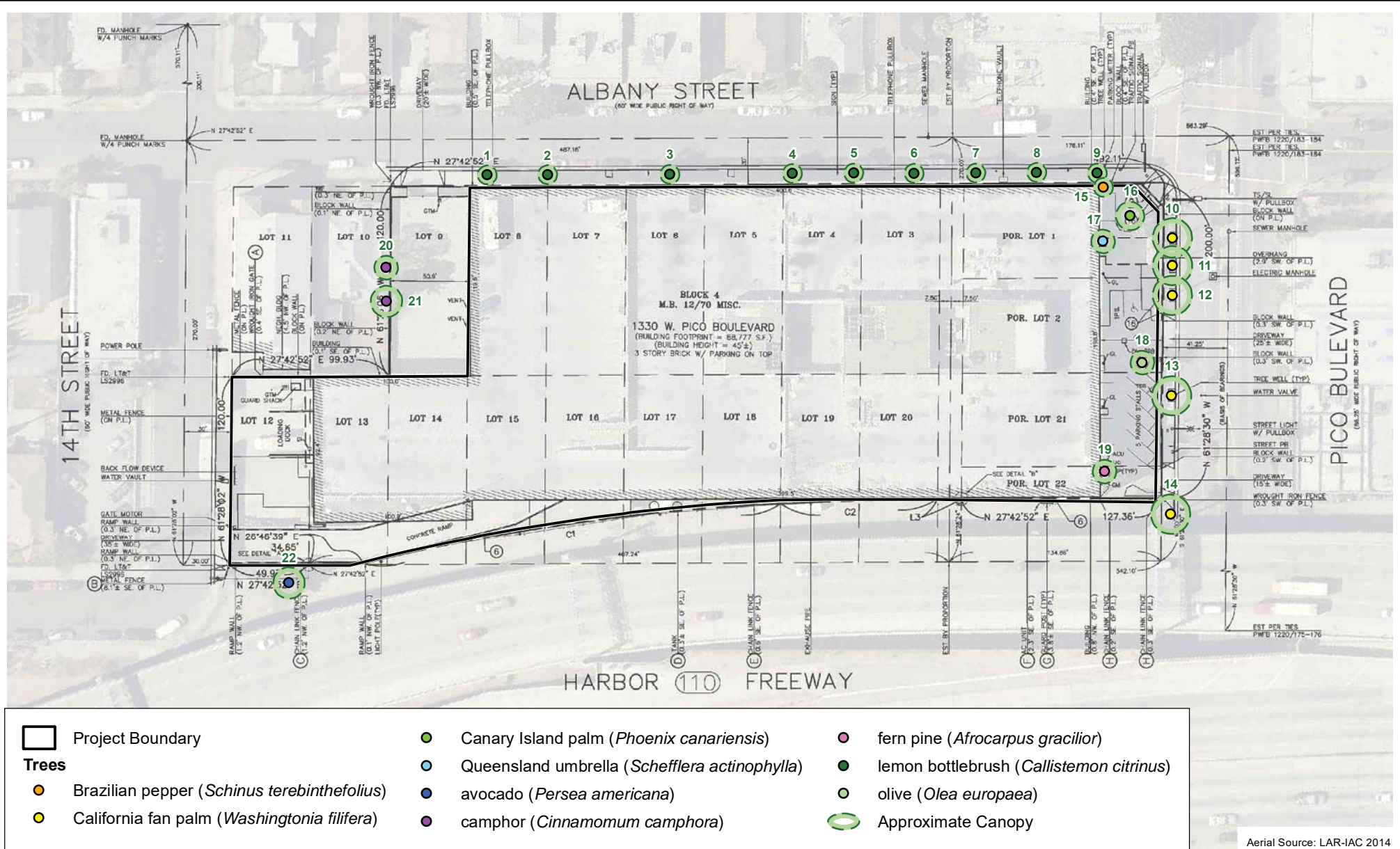
Aerial Source: LAR-IAC 2014

Local Vicinity

Tree Evaluation Report for the 1330 W. Pico Boulevard Project Site, Los Angeles, California

Exhibit 1





Aerial Source: LAR-IAC 2014

Tree Locations

Tree Evaluation Report for the 1330 W. Pico Boulevard Project Site, Los Angeles, California

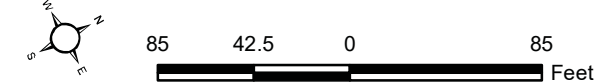


Exhibit 2

