

Appendices

Appendix IS-1

Tree Inventory Report

Courtland Studio, LLC
13351-D Riverside Drive #445
Sherman Oaks, CA 91423
Licensed Landscape Architect #3620
Exp. 2/28/23

November 7, 2022

Mr. David Malmuth
CMNTY Culture Campus
6767 Sunset Blvd, LLC
10877 Wilshire Blvd #1550
Los Angeles, CA 90024

**Re: 6749-6767 W. Sunset Blvd., 1518-1538 Highland Ave., 1505-1511 McCadden Place
Los Angeles, CA 90028**

Dear David,

This letter is regarding the property at 6749-6767 W. Sunset Blvd., 1518-1538 Highland Ave., 1505-1511 McCadden Place, Los Angeles, CA 90028 Case No. ZA-2020-714-CUB. On October 28, 2022, we visited the site to evaluate the trees at the property.

EXISTING SITE CONDITIONS

On the property, there are currently several commercial use buildings, a garden center, and a surface parking lot.

There are 12 street trees. There are 6 trees in the interior lots with a trunk diameter of 8" or greater. None of these trees are naturally occurring, they were all planted. There are no native trees that are protected by the LAMC Protected Tree Ordinance No. 177404 (There are no California native oaks, Western sycamore/ *Platanus racemosa*, California black walnut/ *Juglans californica*, or California bay/ *Umbellularia californica*) on the property or on adjacent properties. There are no *Sambucus Mexicana* / Mexican elderberry or *Heteromeles arbutifolia* / Toyon on this site per LAMC Ordinance 186,873.

ADJACENT PROPERTIES

No trees on adjacent properties will be impacted by construction on this site.

Should you have any questions, please feel free to contact us at 818-788-9382.

Sincerely yours,
COURTLAND STUDIO, LLC

John K. Innes

John K. Innes
Landscape Architect #1432
Certified Arborist WE-10221A

Tree Assessment

Field Methodology:

Site visit on October 28, 2022 from 3:34pm until 4:26pm, duration 52 minutes.

Weather conditions: sunny, 77 degrees Fahrenheit, with an approximate 15 MPH wind from the north.

We perambulated through the site to visually reassess the existing trees. Field survey methods consisted of mainly visual confirmation of the tree conditions as well as using a Perfect Pi™ Diameter

Circumference Steel Tape Measure to obtain tree trunk diameter. The steel tape was not calibrated to confirm temperature discrepancy and accuracy was assumed to be within +/-1/16".

Woodland & Grove Deliniation: N/A, urban environment

Habitat Integrity Analysis: N/A, urban environment

Protected Trees: N/A, no species present in urban environment, all trees planted and none are naturally occurring trees

Potential Project Impacts: Based on planned site development, all of the existing six trees are within the new project footprint and will be removed for grading and construction. Replace six on site trees at 1:1 ratio. Final site development will determine replacement locations.

Street trees:

McCadden Place

One dead Olive to be removed and one neglected *Metrosideros* with poor form, leaning trunk, and poorly trimmed/chopped up canopy which should also be removed and replaced at 2:1 ratio to provide opportunity for new trees with proper form and well maintained canopy.

Sunset Blvd.

Two existing Washington robusta palms to be protected and maintained in place.

Highland Avenue

*Handroanthus/Tabebuia*s –these two trees were planted in late 2018 or early 2019 with development of the adjacent property. The have have been neglected and not been property maintained and are leaning significantly, if they are allowed to continue to grow based on their established pattern they will be leaning over significantly and will be a potential hazard. Replace at 1:1 with 36" box sized trees and it will be an equivalent swap for the City.

Jacarandas – these two trees were planted after February 2021 and have not been in for even two years. This tree species is naturally a large tree that will be crowded by the close proximity of the existing building or any new building as well as with the constant bus and truck traffic on the outside lane of Highland Ave. This will cause the canopy of the tree to not fill out to its natural form. Replace at 1:1 with 36" box sized trees and it will be an equivalent swap for the City.

Magnolias – these four trees have been long neglected and are poorly maintained. The trees have off balanced canopies and show signs of stress. Replace at 2:1 ratio with 36" box sized trees.

Street tree replacement:

The applicant is proposing a new development that will be a major investment in the neighborhood. With this in mind, they are proposing a cohesive street tree planting as well as palm planting that also creates a visual connection to the west side of Highland Avenue that they can plant and properly maintain, water, fertilize, and trim. The *Gleditsia* are an appropriate street tree for a busy street like Highland Avenue that can be easily maintained as well as they grow quickly to provide shade canopy in the Summer and as a deciduous tree allow light into the buildings during the winter months. They also provide an additional texture and seasonal color changes that will improve the visual impact.

The one dead tree does not require a 2:1 replacement, however, if all 9 of the proposed removal street trees are replaced at 2:1 ratio, that would result in a required 18 replacement street trees. The project applicant is in fact proposing 31 new street trees, plus an additional 8 palms for a total of 39 new street trees, of which 16 are California native species.

None of the existing street trees are naturally occurring, they were all planted. The conservative analysis of potentially removing all of the identified street trees for removal is that it will be a positive impact with the replacement of the existing trees with nearly 3.5x the number of existing trees with new trees, plus the additional 8 palms, all of which will not be neglected but well maintained and will thrive with better canopies, thus providing better environmental benefit, plus better visual impact benefit for the City of Los Angeles.

Proposed street tree planting:

McCadden Place

9 - *Umbellularia californica* – California bay*

Sunset Blvd.

5 - *Gleditsia tricanthos* ‘Sunburst’ – Starburst honey locust

3- *Washingtonia filifera* – California fan palm*

3- *Umbellularia californica* – California bay*

Highland Avenue

14 - *Gleditsia tricanthos* ‘Sunburst’ – Starburst honey locust

5 - *Washingtonia filifera* – California fan palm*

* California native species

Best Management Practices

Tree Protection Zone: All of the onsite trees will be removed for construction and replaced at a 1:1 ratio

If there is any off site work along the sidewalks, provide temporary fencing around the two palms that will be maintained.

Do not allow material storage or stockpiling under the canopy of any trees.

Monetary Bonding: As required per City of Los Angeles

Tree Monitoring and Inspection:

The tree expert should visit the site on a monthly basis as well as during demolition to confirm trees are properly protected and being properly maintained during construction. After completion of the project, semi-annual inspections for three years to insure that trees are being properly maintained.

New Tree Planting: Install new trees per City of Los Angeles UFD guidelines and industry standards.

Maintenance and Pruning: Maintain and prune trees per industry standards.

Disease and insect control and mitigation: With proper maintenance and monitoring, any diseases or insect control issues will be addressed in a timely manner.

Conclusion & Recommendations:

We recommend the City of Los Angeles approve the removal of 10 street trees, including one dead tree, five in poor condition, and four recently planted in last two to three years and not yet of significant size to have any major impact that would not be immediately replaced with the planting of the new trees. Within one year of planting the Gleditsia will be of equal size to the Tabebuia and Jacaranda and in five years will be significantly larger than the Tabebuia would be.

By the property owner taking responsibility for the maintenance, watering, fertilizing, and trimming of the street trees, they will be significantly more impactful for drivers along the street and pedestrians on the sidewalk.

The applicant is making an investment in and for the City and should be provided the opportunity to improve the City with the planting of 39 new street trees.

Project Address 1534 N Highland Ave. Los Angeles, CA 90028 Date 10/28/2022

TREE#	TAGGED [Y/N]	SPECIES	APPEARANCE	HEALTH	MEASUREMENTS:				Naturally Occurring:				VIGOR:	DISEASES:					ENVIRONMENT:			STRUCTURE:			PESTS:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
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1534 Highland Ave. Tree Inventory

1 – *Phoenix canariensis*



2-4 – *Washingtonia robusta*



1534 Highland Ave. Tree Inventory

5-6– *Alnus rhombifolia*



7 (Street Tree)– *Magnolia grandiflora*



1534 Highland Ave. Tree Inventory

8 (Street Tree)– *Magnolia grandiflora*



9 (Street Tree)– *Handroanthus impetiginosus*



1534 Highland Ave. Tree Inventory

10 (Street Tree)– *Handroanthus impetiginosus*



11 (Street Tree)– *Magnolia grandiflora*



1534 Highland Ave. Tree Inventory

12 (Street Tree)– *Magnolia grandiflora*



13 (Street Tree)– *Jacaranda mimosifolia*



1534 Highland Ave. Tree Inventory

14 (Street Tree)– *Jacaranda mimosifolia*



15 (Street Tree)– *Washingtonia robusta*



1534 Highland Ave. Tree Inventory

16 (Street Tree)– *Washingtonia robusta*



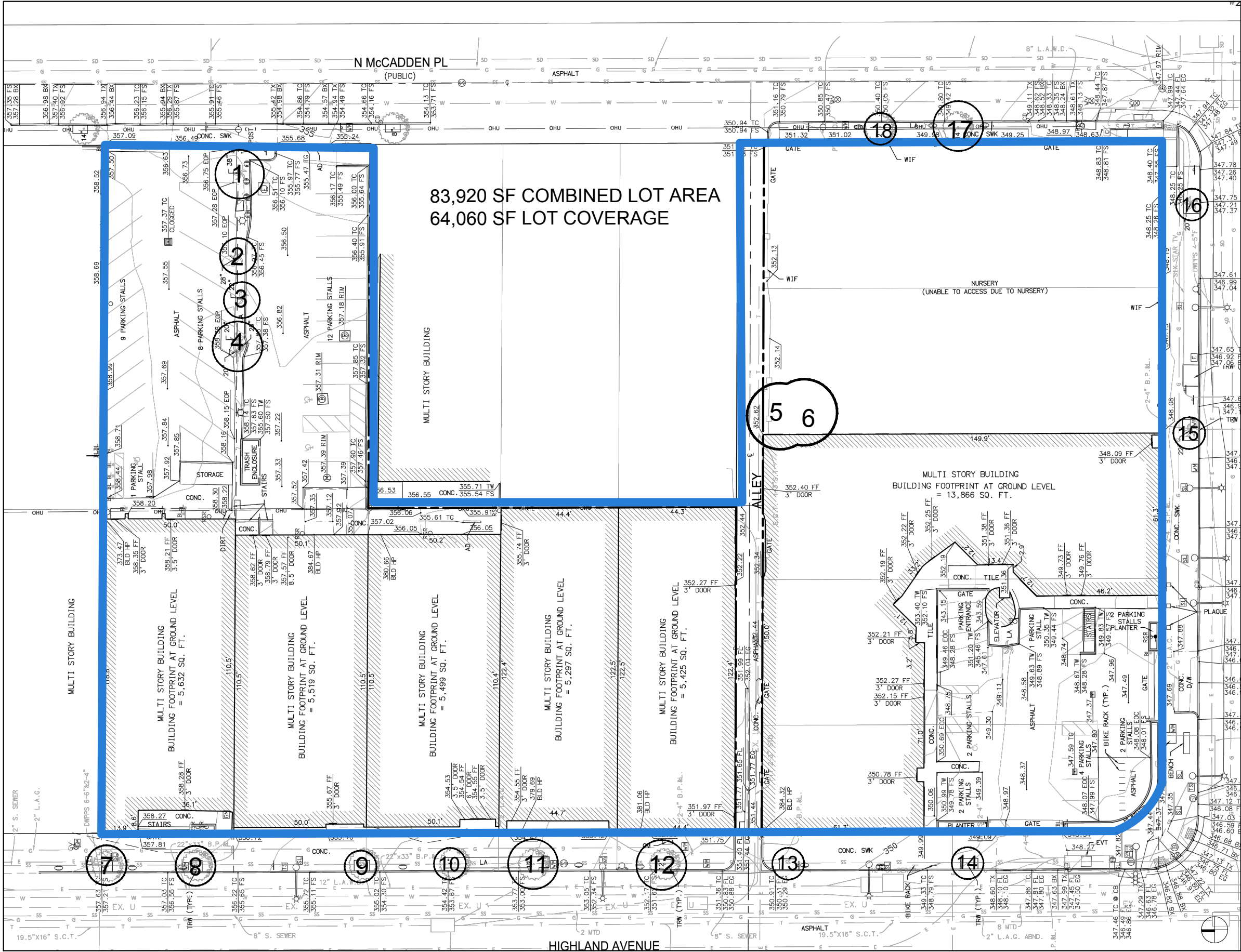
17 (Street Tree)– *Olea europaea*



1534 Highland Ave. Tree Inventory

18 (Street Tree)– *Metrosideros excelsa*



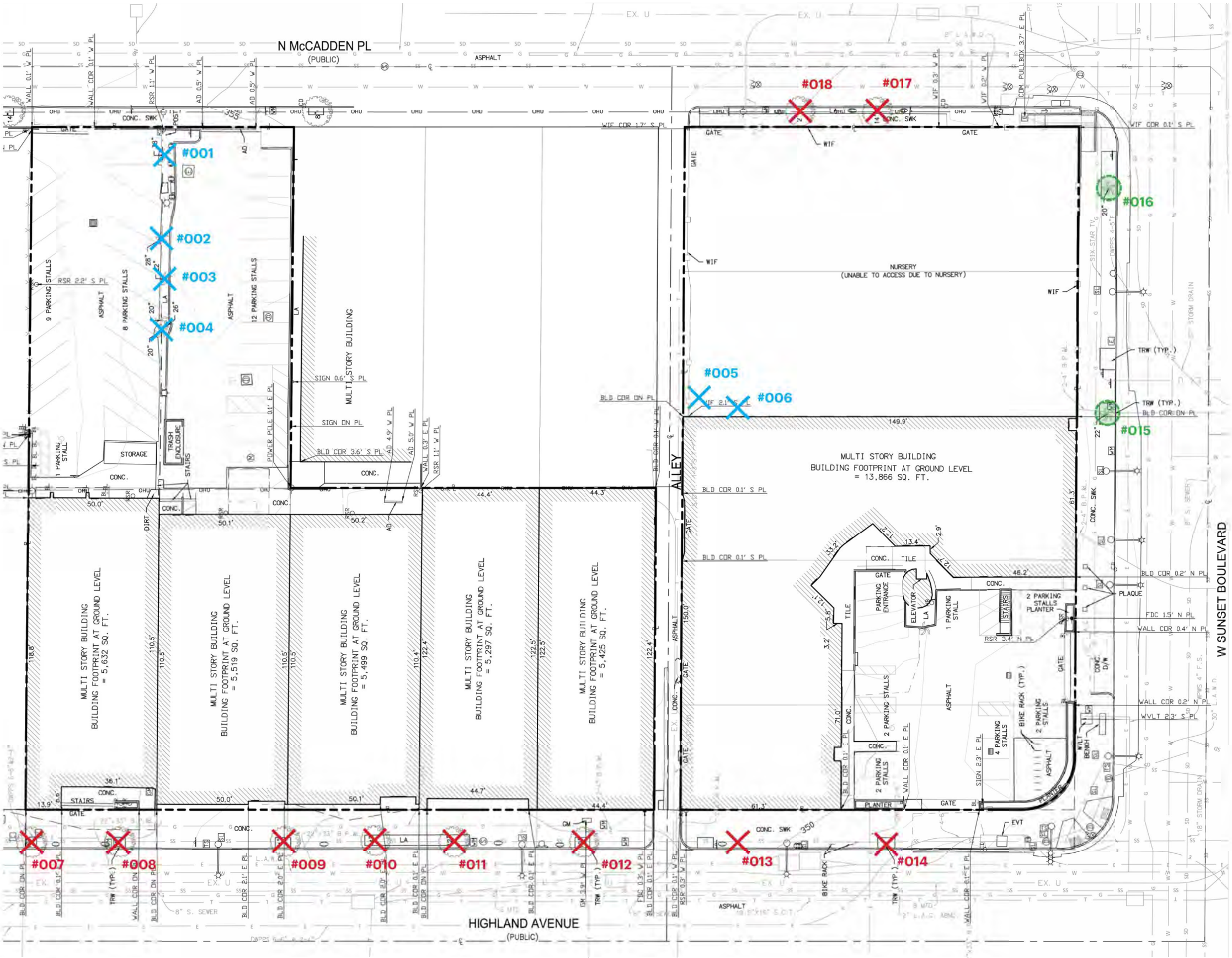


Client:
CMNTY Culture Campus
6767 Sunset Blvd, LLC
10877 Wilshire Blvd #1550
Los Angeles, CA 90024

Project location:
6749-6767 W. Sunset Blvd.
1518-1538 Highland Ave.
1505-1511 McCadden Place
Los Angeles, CA 90028

TREE LOCATION PLAN

Date: November 2022



LEGEND AND NOTES

1. None of the existing trees are Protected Trees as defined by LAMC 17.02.
2. Tree Survey per Tree Report provided by Courtland Studio, LLC, dated 11/7/2022, prepared by John K. Innes, ISA #WE-10221A.

- Tree to be Protected and Preserved in place
- Street Tree to be Removed
- Other Trees to be Removed (located in interior lots, not street trees)

SQUARE FOOTAGE OF PROJECT SITE

83,920 sqft (category 40,001 - 86,000)

64,060 sqft Lot Coverage

TREE REMOVALS:

Non-Protected Street Trees to be Removed: 10 (9 trees requiring replacement per ratios identified on table below + 1 dead tree removed with no required replacement).

New Trees Proposed (24-inch and 36-inch box): 31 + 8 palms (refer to sheet L100 for new tree locations proposed).

TREE PROTECTION AND REMOVALS LIST

NON-PROTECTED TREES								
ID NUM	COMMON NAME	SPECIES NAME	TREE TYPE BY LOCATION	LOCATION	TRUNK DIAMETER (IN)	PRESERVED (Y/N)	REPLACEMENT RATIO	REPLACEMENT SIZE
001	CANARY ISLAND PALM	PHOENIX CANARIENSIS	-	INTERIOR LOT	26-INCH	N	NO REPLACEMENT REQUIRED	
002	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	-	INTERIOR LOT	14-INCH	N	NO REPLACEMENT REQUIRED	
003	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	-	INTERIOR LOT	14-INCH	N	NO REPLACEMENT REQUIRED	
004	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	-	INTERIOR LOT	14-INCH	N	NO REPLACEMENT REQUIRED	
005	WHITE ALDER	ALNUS RHOMBIFOLIA	-	INTERIOR LOT	6-INCH	N	NO REPLACEMENT REQUIRED	
006	WHITE ALDER	ALNUS RHOMBIFOLIA	-	INTERIOR LOT	7-INCH	N	NO REPLACEMENT REQUIRED	
007	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	STREET TREE	HIGHLAND AVENUE	13-INCH	N	2:1	36-INCH BOX
008	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	STREET TREE	HIGHLAND AVENUE	11-INCH	N	2:1	36-INCH BOX
009	PINK TRUMPET TREE	HANDROANTHUS IMPETIGINOSUS	STREET TREE	HIGHLAND AVENUE	4-INCH	N	1:1	36-INCH BOX
010	PINK TRUMPET TREE	HANDROANTHUS IMPETIGINOSUS	STREET TREE	HIGHLAND AVENUE	3-INCH	N	1:1	36-INCH BOX
011	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	STREET TREE	HIGHLAND AVENUE	12-INCH	N	2:1	36-INCH BOX
012	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	STREET TREE	HIGHLAND AVENUE	11-INCH	N	2:1	36-INCH BOX
013	JACARANDA	JACARANDA MIMOSIFOLIA	STREET TREE	HIGHLAND AVENUE	3-INCH	N	1:1	36-INCH BOX
014	JACARANDA	JACARANDA MIMOSIFOLIA	STREET TREE	HIGHLAND AVENUE	3-INCH	N	1:1	36-INCH BOX
015	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	STREET TREE	SUNSET BLVD.	18-INCH	Y		PRESERVED
016	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	STREET TREE	SUNSET BLVD.	18-INCH	Y		PRESERVED
017	OLIVE TREE	OLEA EUROPAEA	STREET TREE	MCCADDEN PLACE	10-INCH	N/A		TREE IS DEAD, NO REPLACEMENT REQUIRED
018	NEW ZEALAND CHRISTMAS TREE	METROSIDEROS EXCELSA	STREET TREE	MCCADDEN PLACE	3-INCH	N	2:1	24-INCH BOX
TOTAL NON-PROTECTED STREET TREES REMOVED						9		
MINIMUM TREE REPLACEMENT REQUIREMENTS						14	12	36-INCH BOX
							2	24-INCH BOX



*Existing Fan Palms on site (along Sunset Blvd.); and existing Fan Palms along Highland Ave.

OPEN SPACE TABLES

DEVELOPMENT STANDARDS

NON-REQUIRED OPEN SPACE PROVIDED:	
Open Space (at Ground Level 01, private):	12,810 sqft
Open Space (at Event Terrace Level 05, private):	15,783 sqft
Total Open Space Proposed (private land):	28,593 sqft

PLANTED OPEN SPACE:	
Planted Common Open Space (at Level 01+05, private land):	3,978 sqft
Planted Open Space in entire project (private land, including upper levels terraces):	25,458 sqft

TREES (refer to details on sheet L100):
Street Trees Required: 28
Street Trees Proposed: 31 medium canopy trees + 8 palms (to continue exiting street tree palm pattern*)
Street Trees with at least 51 sqft planting bed: 23

GUIDELINES “O” - LANDSCAPE POINT SYSTEM: CALCULATION TABLE

TABLE I

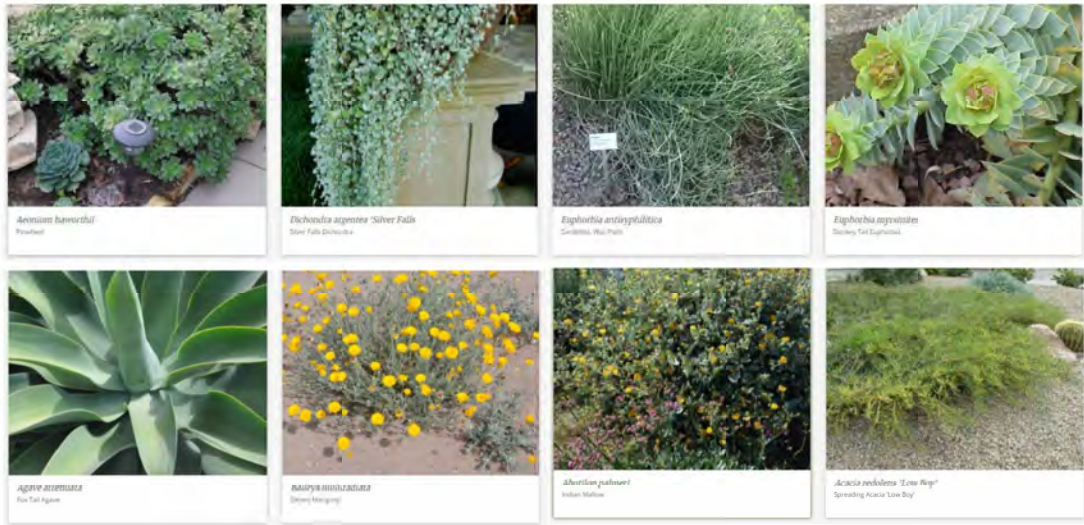
SQUARE FOOTAGE OF PROJECT SITE	POINTS REQUIRED
83,920 sqft (category 40,001 - 86,000)	30 points
64,060 sqft Lot Coverage	

TABLE II

FEATURE / TECHNIQUES	POINTS PROPOSED
1. Street Trees to shade the street 30-ft on center maximum per tree (2 pt ea): <ul style="list-style-type: none">- Highland Ave: (14) trees 30-ft o.c.- Sunset Blvd.: (8) trees 30-ft o.c.- McCadden Pl.: (9) trees 30-ft o.c.	28 16 18
Street trees planted larger than 15 gallon (1 pt ea @ 24-inch box): <ul style="list-style-type: none">- Trees planted on 24-inch box minimum: (19+11=30)	30
Provision of more than 50 sqft unpaved, planted parkway per tree (2 pt ea @ >50 sqft per tree): <ul style="list-style-type: none">- Planted parkway >50 sqft per tree: (23 tree pits)	46
4. Walls and Fences Vines or espaliered plants on walls/fences (2 pt per 50 linear feet): <ul style="list-style-type: none">- Alley: 343 linear feet of vines on wall or green wall	6

TOTAL POINTS	144
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[* No points requested in point system categories 2, 3, 5, 6, 7, 8, 9, 10, 11, 12.]



WAFI Washingtonia filifera, California Fan Palm



GLTR Gleditsia triacanthos, Sunburst Honey Locust

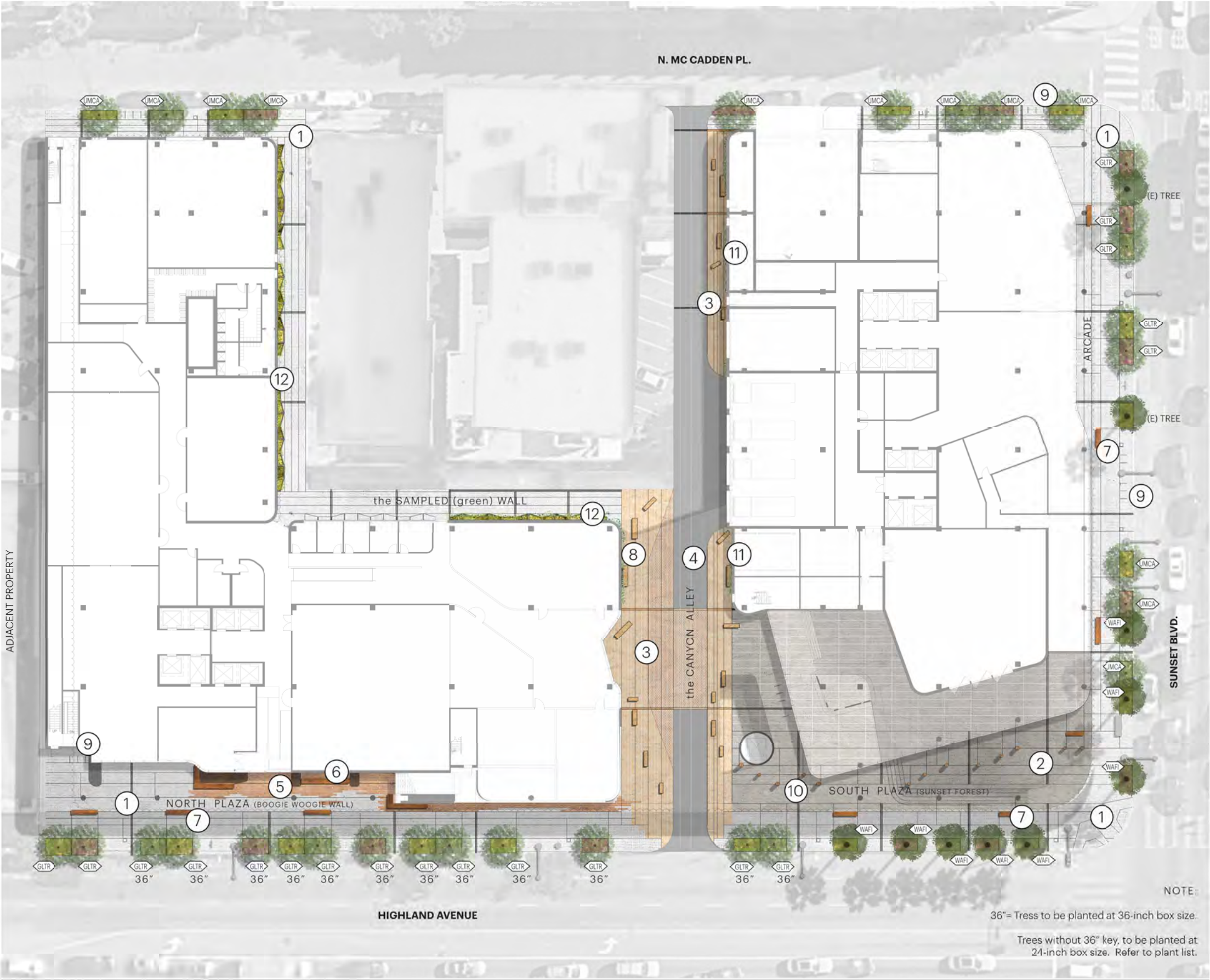


UMCA Umbellularia californica, California Bay Laurel

PLANT LIST

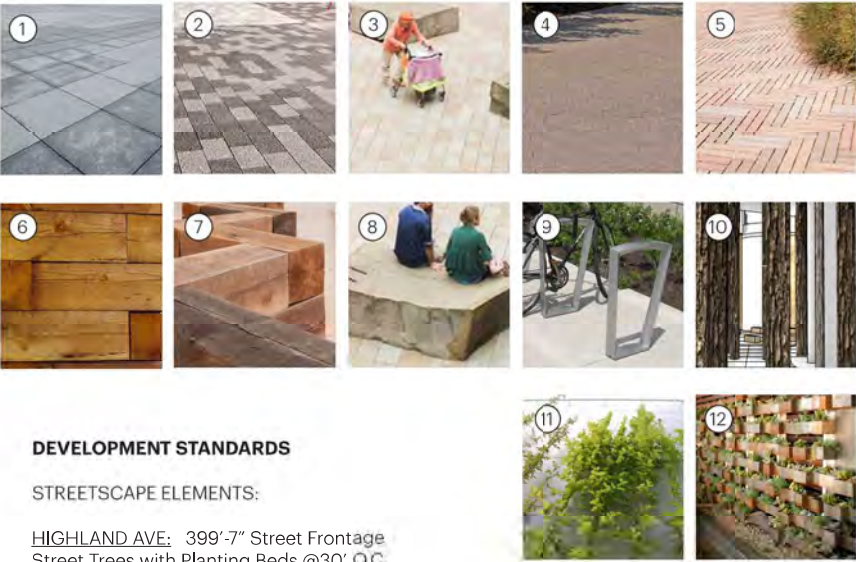
TREES							
KEY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	QUANTITY	WUCOLS	SUN
ALL TREES							
GLTR	SUNBURST HONEY LOCUST	GLEDITSIA TRIACANTHOS 'SUNBURST'	36" BOX	PER PLAN	12	MEDIUM	HALF SUN, FULL SUN
			24" BOX	PER PLAN	7		
WAFI	CALIFORNIA FAN PALM	WASHINGTONIA FILIFERA	18 FT BROWN	PER PLAN	8	LOW	FULL SUN
UMCA	CALIFORNIA BAY	UMBELLULARIA CALIFORNICA	24" BOX	PER PLAN	12	LOW	FULL SUN
GROUNDCOVERS, VINES, AND SHRUBS							
KEY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	QUANTITY	WUCOLS	SUN
abgr	MISS LEMON ABELIA	ABELIA X GRANDIFLORA 'MISS LEMON'	1 GAL	36" O.C.	228	MEDIUM	HALF SUN, FULL SUN
cama	TRUMPET VINE MORNING GLORY	CALYSTEGIA MACROSTEGIA	1 GAL	36" O.C.	228	MEDIUM	HALF SUN, SHADE
casu	RUSTY SEDGE	CAREX SUBFUSCA	4 IN	12" O.C.	615	MEDIUM	HALF SUN, SHADE
diar	SILVER FALLS	DICHONDRA ARGENTEA	1 GAL	18" O.C.	346	MEDIUM	HALF SUN, FULL SUN
jupa	CALIFORNIA GREY RUSH	JUNCUS PATENS	1 GAL	24" O.C.	39	MEDIUM	HALF SUN, SHADE
poca	CALIFORNIA SWORD FERN	POLYSTICHUM CALIFORNICUM	1 GAL	24" O.C.	517	MEDIUM	HALF SUN, SHADE
abpa	INDIAN MALLOW	ABUTILON PALMERI	1 GAL	24" O.C.	154	LOW	HALF SUN, FULL SUN
aecv	AEONIUM CULTIVARS	AEONIUM CVS.	4 IN	12" O.C.	1599	LOW	HALF SUN, FULL SUN
agat	FOXTAIL AGAVE	AGAVE ATTENUATA	1 GAL	36" O.C.	17	LOW	HALF SUN, FULL SUN, SHADE
euan	CANDELLA, WAX PLANT	EUPHORBIA ANTISYPHILITICA	1 GAL	24" O.C.	39	LOW	FULL SUN
eumy	MYRTLE SPURGE	EUPHORBIA MYRSINITIS	1 GALLON	12" O.C.	157	LOW	HALF SUN, FULL SUN
eutr	RED PENCIL TREE	EUPHORBIA TRIGONA	1 GAL	36" O.C.	149	LOW	FULL SUN
feru	RED FESCUE	FESTUCA RUBRA	4 IN	12" O.C.	2530 SF	LOW	HALF SUN, FULL SUN, SHADE
mabd	BLUE DART MANGAVE	MANGAVE 'BLUE DART'	1 GAL	24" O.C.	20	LOW	FULL SUN
myco	DWARF MYRTLE	MYRTUS COMMUNIS	15 GALLON	36" O.C.	228	LOW	HALF SUN, FULL SUN
nale	FOOTHILL FEATHERGRASS	NASSELLA LEPIDA	4 IN	24" O.C.	461	LOW	HALF SUN, FULL SUN, SHADE
osde	DELTOID-LEAFED DEW PLANT	OSCULARIA DELTOIDES	1 GAL	24" O.C.	308	LOW	HALF SUN, FULL SUN
phmq	MAORI QUEEN NEW ZEALAND FLAX	PHORMIUM 'MAORI QUEEN'	1 GAL	36" O.C.	68	LOW	FULL SUN
phte	JACK SPRATT NEW ZEALAND FLAX	PHORMIUM TENAX 'JACK SPRATT'	4 IN	18" O.C.	325	LOW	HALF SUN, FULL SUN
acre	SPREADING ACACIA	ACACIA REDOLENS	1 GAL	24" O.C.	308	VERY LOW	HALF SUN, FULL SUN
arpu	PURPLE THREE AWM GRASS	ARISTIDA PURPUREA	1 GAL	24" O.C.	308	VERY LOW	FULL SUN
bamu	DESERT MARIGOLD	BAILEYA MULTIRADIATA	4 IN	16" O.C.	787	VERY LOW	FULL SUN
lohi	CALIFORNIA HONEYSUCKLE	LONICERA HISPIDULA	1 GAL	36" O.C.	228	VERY LOW	FULL SUN
pema	SLIPPER FLOWER	PEDILANTHUS MACROCARPUS	1 GAL	36" O.C.	9	VERY LOW	FULL SUN

NATIVE species to California (61% of total plant quantity)



LEGEND AND NOTES

- 1 Natural Gray Sidewalk, special scoring pattern
- 2 Precast Concrete Pavers, plaza and interior
- 3 Stone Paving, alley
- 4 Asphalt Pavers with sstl metal inlays, access road
- 5 Pavers, long pattern, imitation wood
- 6 Wood Wall, louvers and cladding, large timber
- 7 Wood Benches, custom
- 8 Stone Seatwalls, custom (the "Canyon Alley")
- 9 Bike Racks
- 10 Wood Poles, public art & wayfinding (the "Sunset Forest")
- 11 Vines on Wall
- 12 Green Wall, planters (the "Sampled Wall")



DEVELOPMENT STANDARDS

STREETSCAPE ELEMENTS:

HIGHLAND AVE: 399'-7" Street Frontage
Street Trees with Planting Beds @30' O.C.
Trees Required: 13
Trees Proposed: 14 +5 new palms*
Bike Racks: Required 8, Proposed 9
Trash Receptacles: Required 4, Proposed 4
Public Benches: Required 1.6, Proposed 9
Planting Areas: Proposed 1,049 sqft

SUNSET BLVD: 260'-2" Street Frontage
Street Trees with Planting Beds @30' O.C.
Trees Required: 8
Trees Proposed: 8 +3 new palms* +2 palms preserved
Bike Racks: Required 5, Proposed 5
Trash Receptacles: Required 3, Proposed 3
Public Benches: Required 1, Proposed 3
(+enhanced bus stop bench, preserved location)
Planting Areas: Proposed 693 sqft

MCCADDEN PL: 227'-11" Street Frontage
Street Trees with Planting Beds @30' O.C.
Trees Required: 7
Trees Proposed: 9
Bike Racks: Required 5, Proposed 6
Trash Receptacles: Required 3, Proposed 3
Public Benches: Required 1, Proposed 0
Planting Areas: Proposed 444 sqft

ALLEY: 0' Street Frontage
Bike Racks: Required 0, Proposed 5
Public Benches: Required 0, Proposed 20
Planting Areas: Proposed 343 lf of vines and green wall (298 sqft footprint)

Streetscape planting character



GLOSSARY

Apical growth – growth at the tip of a branch or root; growth from the apical meristem.

Canopy – the overhead portion of a tree comprised of trunks and branches.

Circular/girdling root - A tree root that encircles all or part of a tree trunk or other roots.

Clinometer – an instrument used for measuring the angle or elevation of slopes and tall objects

Conditions - a particular state of being or existence; situation with respect to circumstances.

Corrected lean - Leaning trees that have crowns growing back over center toward upright to help balance the tree canopy.

Corrective pruning – pruning done to improve the structural integrity or health of a plant.

Crotch angle – the angle formed between a main branch and a side branch.

Critical root zones (CRZ) - A circle radiating from the tree trunk with a radius that equals 1 foot for every inch in tree DBH

Crown - Upper part of a tree, measured from the lowest branch, including all the branches and foliage.

Deadwood – dead branches that are still attached to the tree.

Defect - An imperfection, weakness, or lack of something necessary. In trees defects are injuries, growth patterns, decay, or other conditions that reduce the tree's structural strength.

Diameter at standard height (DSH) – diameter of a tree trunk 4.5' off the ground.

Diameter at 12 inches – trunk caliper measurements for young trees are measured 6 inches above ground level if the diameter is 4 inches or less; they are measured 12 inches above ground level if the diameter is more than 4 inches (ANSI 260.1-1996).

Diameter tape – measuring device used to determine diameter of objects, such as trees.

Drip Line - Imaginary line defined by the branch spread of the tree canopy of a single plant or group of plants.

Grow barrier – a barrier that prevents growth; can be chemical or physical.

Hazard - the potential for a tree to mechanically fail or impact on something and cause physical harm.

Hazard trees - A tree that has been identified as a source of harm.

Imminent - Pertaining to the likelihood of failure: Failure has started or is most likely to occur in the near future, even if there is no significant wind or increased load. This is a rare occurrence for an assessor to encounter, and may require immediate action to protect people from harm.

Improbable - Pertaining to the likelihood of failure: The tree or branch is not likely to fail during normal weather conditions and may not fail in many severe weather conditions within a specified period of time.

Included bark - Bark that has become imbedded in the union between stems or branches. This weakens the structure of the union.

Likelihood - The chance of an event occurring. In the context of tree failures, the term may be used to specify: 1) the chance of a tree failure occurring; 2) the chance of impacting a specified target; and 3) the combination of the likelihood of a tree failing and the likelihood of impacting a specified target.

Live crown ratio - Ratio of the height of the crown containing live foliage to the overall height of the tree.

Low - Pertaining to the likelihood of impacting a target: It is not likely that the failed tree or branch will impact the target. Pertaining to the overall risk rating: Applies when consequences are “negligible” and likelihood is “unlikely”; or consequences are “minor” and likelihood is “somewhat likely”. Immediate action is not usually required although some trees may benefit from treatment. Mitigation or retain and monitor is usually recommended by the assessor and mitigation does not include tree removal.

Meristem – the growing area of rapidly dividing cells at the tip or side of a stem, root, or branch.

Moderate - Pertaining to the overall risk rating: Situations for which consequences are “minor” and likelihood is “very likely” or “likely”; or likelihood is “somewhat likely” and consequences are “significant” or “severe”. Mitigation or retain and monitor is usually recommended by the assessor and the decision for mitigation and timing of treatment depends upon the risk tolerance of the risk manager or tree owner.

Occasional - The target is present infrequently or irregularly.

Occupancy - An estimated amount of time the target is within the target zone.

Possible - Pertaining to the likelihood of failure: Failure could occur, but it is unlikely during normal weather conditions within a specified period of time.

Probable - Pertaining to the likelihood of failure: Failure may be expected under normal weather conditions within a specified period of time.

Resistograph - an instrument for estimating the extent of internal decay in trees by means of a small-diameter drill. The resistance to the drill bit is continuously recorded on graph paper, low resistance suggesting advanced decay.

Risk - the probability or likelihood that harm will occur during a stated period of time and the consequences of the impact

Root Collar - Flared area at the tree trunk base where roots and trunk come together.

Root flare – the flared area at the base of tree where the trunk and roots come together.

Radius - A straight line from the center to the circumference of a circle. Root flare - The area at the base of the trunk that naturally widens above the roots.

Senescent – growing old; aging.

Sidelflash - occurs when lightning strikes a taller object and a portion of the current jumps from taller object to the nearby object or structure.

Significant - Pertaining to the consequences of failure: Consequences are those that involve property damage or moderate-to-high value, considerable disruption, or personal injury.

Target - People, property or activities that could be injured, damaged or disrupted by a tree.

Tomograph – a technique for displaying a representation of a cross section through a tree using X-rays or ultrasound.

Tree Risk Assessment - The systematic process of identifying, evaluating and analyzing tree risk. ANSI A300 Part 9

Level 1: A limited visual assessment typically focused on identifying trees with an imminent and/or probable likelihood of failure, evaluating an individual tree or a population of trees to identify obvious defects (Smiley, 2013).

Level 2: A basic assessment is a detailed visual inspection of a tree and surrounding site, and a synthesis of the information collected; it may include the use of simple tools to gain additional information about the tree or defects, and is the standard assessment performed by arborists in response to a client's request for tree risk assessment (Smiley, 2013).

Level 3: An advanced assessment collects detailed information about specific tree parts, defects, targets, or site conditions. It is usually conducted in conjunction with or after a basic assessment, if the tree risk assessor needs additional information. Specialized equipment, data collection and analysis, and/or expertise are required for advanced assessments (Smiley, 2013).

Trunk taper – natural reduction in branch size from oldest wood to youngest wood.

Vigor - The capacity for natural growth and survival.

Visual inspection - Evaluating the structural integrity of a tree by inspecting external symptoms of stress and defects.

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Assumptions and Limiting Conditions

1. We assume that all information provided by Client pertaining to the property, including legal ownership, property lines, legal descriptions, etc. are correct.
2. We have taken care to obtain all information from reliable sources. All data has been verified to the best of our ability, however we cannot guarantee or be responsible for the accuracy of the information provided by others
3. This report is provided for informational purposes and governmental agency review only. It is not for use in any legal proceedings and cannot be used for any such proceedings without the written consent of Courtland Studio.
4. This report must be kept in its entirety. Any portion of this report cannot be used as a stand-alone document. Any alteration of this report by anyone other than Courtland Studio invalidates this report.
5. The report and information in it represent the opinion of Courtland Studio and the fee paid to Courtland Studio is not contingent on providing any specific information, result or value of trees.
6. All photographs, graphs, sketches and diagrams are intended as visual aids and are not necessarily to scale. These should not be used for any architectural or engineering surveys or plans.
7. The information in this report reflects conditions at the time of examination and these conditions may have changed at the time of publication. The inspection was limited to visual examination of accessible areas of the tree without probing, coring, excavation or dissection. There is no warranty or guarantee, express or implied, that problems or deficiencies or failure of the tree structure of the tree/trees in this report may not arise in the future.
8. This report is the property of Courtland Studio and provided to the Client only for its use on subject property.

Tree Expert Disclosure Statement

Tree experts are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees.

Clients may choose to accept or disregard the recommendations of the Tree expert, or to seek additional advise.

Tree experts cannot detect every condition that could possibly lead to the structural failure of a tree.

Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees, below ground or not clearly visible from the vantage point on the ground.

Tree experts cannot guarantee that a tree will be healthy, safe or adequately protected under all circumstances or for a specified period of time. Likewise, remedial, protective and mitigating treatments and recommendations cannot be guaranteed. Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Tree experts cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. A Tree expert should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.



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Credential Verification

Name search 'john innes' returned 1 records

[Back to Search](#)

<u>First Name</u>	<u>Last Name</u>	<u>City</u>	<u>State \ Province</u>	<u>Country</u>	<u>Credentials</u>
John K.	Innes	Thousand Oaks	CA	UNITED STATES	ISA Certified Arborist®

[Explanation of ISA certification credentials](#)

[Explanation of ISA qualifications](#)



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TREE DISCLOSURE STATEMENT

Los Angeles Municipal Code (LAMC) Section 46.00 requires disclosure and protection of certain trees located on private and public property, and that they be shown on submitted and approved site plans. Any discretionary application that includes changes to the building footprint, including demolition or grading permit applications, shall provide a Tree Disclosure Statement completed and signed by the Property Owner.

If there are any protected trees or protected shrubs on the project site and/or any trees within the adjacent public right-of-way that may be impacted or removed as a result of the project, a Tree Report ([CP-4068](#)) will be required, and the field visit must be conducted by a qualified Tree Expert, prepared and conducted within the last 12 months.

Property Address: _____

Date of Field Visit: _____

Does the property contain any of the following protected trees or shrubs?

☐ **Yes** (Mark any that apply below)

- ☐ Oak, including Valley Oak (*Quercus lobota*) and California Live Oak (*Quercus agrifolia*) or any other tree of the oak genus indigenous to California, but excluding the Scrub Oak
- ☐ Southern California Black Walnut (*Juglans californica*)
- ☐ Western Sycamore (*Platanus racemosa*)
- ☐ California Bay (*Umbellularia californica*)
- ☐ Mexican Elderberry (*Sambucus mexicana*)
- ☐ Toyon (*Heteromeles arbutifolia*)

☐ **No**

Does the property contain any street trees in the adjacent public right-of-way?

☐ **Yes** ☐ **No**

Does the project occur within the Mt. Washington/Glassell Park Specific Plan Area and contain any trees 12 inches or more diameter at 4.5 feet above average natural grade at base of tree and/or is more than 35 feet in height?

☐ **Yes** ☐ **No**

Does the project occur within the Coastal Zone and contain any of the following trees?

☐ **Yes** (Mark any that apply below)

- ☐ Blue Gum Eucalyptus (*Eucalyptus globulus*)
- ☐ Red River Gum Eucalyptus (*Eucalyptus camaldulensis*)
- ☐ Other Eucalyptus species

☐ **No**

Tree Expert Credentials (if applicable)

Name of Tree Expert: _____

Mark which of the following qualifications apply:

- ☐ Certified arborist with the International Society of Arboriculture who holds a license as an agricultural pest control advisor
- ☐ Certified arborist with the International Society of Arboriculture who is a licensed landscape architect
- ☐ Registered consulting arborist with the American Society of Consulting Arborists

Certification/License No.: _____

Owner's Declaration

I acknowledge and understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement constitutes a violation of the Los Angeles Municipal Code Section 46.00, which can lead to criminal and/or civil legal action. I certify that the information provided on this form relating to the project site and any of the above biological resources is accurate to the best of my knowledge.

Name of the Owner (Print) _____

Owner Signature _____

Date _____



APPLICATION FOR A TREE REMOVAL PERMIT

For on-site native trees & shrubs protected
by Ordinance 186,873, and parkway trees

BUREAU OF STREET SERVICES

URBAN FORESTRY DIVISION

1149 S. BROADWAY, SUITE 400, LOS ANGELES, CA 90015

Tel: 213.847.3077 Hours: 7:00 a.m. – 4p.m.

STEP1: CALL (800) 996-2489 or visit 'myla311.lacity.org' obtain a Service Request Number (Application #): _____
Application Number

STEP2: This completed application, along with all supporting documentation (see checklist on page 3), should be submitted by US mail to the address above or by email to bss.urbanforestry@lacity.org. (Incomplete applications will not be accepted and may be returned.)

****Average processing time for applications is 90 to 120 days, after all required documents have been submitted and accepted by UFD.****

Property Address: 6749-6767 W. Sunset Blvd., 1518-1538 Highland Ave., 1505-1511 McCadden Place Los Angeles, CA 90028
(Print Clearly) Number Street Name City State Zip Code

Property Owner's Name: 6767 Sunset Blvd, LLC _____
First Last

Property Owner's Contact Information: _____
Tel. No. Including Area Code Email Address

Total number of tree(s) or shrub(s): 9 and reason for tree or shrub removal: Neglected and poor condition street trees to be replaced
Damaged sidewalk, driveway relocation, street widening, City Planning condition,

as part of new project development in excess of minimum 2:1 ratio requirement
Staging, tree in proposed footprint of the structure, or dead tree or shrub. If it is a sewer line replacement issue, a sewer connection permit is required from the Public Works Bureau of Engineering.

Property Owner's Representative/Agent: _____
First Last

Company Name: _____

Address: _____
Number Street Name City State Zip Code

Contact Information: _____
Tel. No. Including Area Code Email Address

If the tree or shrub removal permit is approved and any fees due have been paid, the permit should be made out to (if this area is left blank, the permit will be made out to property owner):

Name: _____

Email or Mailing Address: _____

- ☒ This is a standard application for **STREET TREES**. Complete **Section 1** of the attached checklist on page 3.
- ☐ This is a standard application for **PROTECTED TREES OR SHRUBS**. Complete **Section 2** of the attached checklist on page 3. **Must include CEQA and approved Geosoils letter. (See fee schedule on Page 2 for application and permit fees)**
- ☐ This application pertains to a **LAND DEVELOPMENT/ SUBDIVISION** case. Provide the items listed below (for Street Trees) or **Section 2** on page 3 (for Protected Trees and Shrubs):
1. Project title and case number (CP, ZA, TR, CPC, DIR, DIR, VAC, PM, DOT): **ZA-2020-714-CUB**
 2. Attach Letter of Determination and final CEQA document. Tree removals must be addressed or addendum will be required.
 3. B-permit receipt showing tree fees have been paid.
 4. B-permit drawings in 11"x17", showing existing tree location and proposed improvements.
 5. Planting plan (2:1) ratio.
 6. Plot plans.
 7. Current photos of tree(s) (No Google Images).

TREE REMOVAL PERMIT APPLICATION CONTINUED ON NEXT PAGE
(PAGE 1 OF 3)

UFD STAFF ONLY	
INITIALS:	_____
DATE:	_____

PLEASE READ THE FOLLOWING BEFORE SIGNING

I am submitting this application along with the attached checklist and required documents to the above address. I understand that submittal of this application does not guarantee an approval for a tree or shrub removal permit. If the tree or shrub removal permit is granted, I understand I will be required to replace the removed tree(s) or shrub(s) at a ratio determined by the Urban Forestry Division and pay any outstanding planting, removal and/or permit fees in accordance with City policy. I understand that average processing time for the tree and shrub removal permits is 90 to 120 days from the time a complete application is received. This time frame is an average only and is subject to fluctuate upon project complexity and further review.

I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this application either in whole in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it's not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.

Date

Property Owner's Signature

Print Name

Fee Schedule – Effective 11/5/2021

***Protected Tree Removal Application Fee: \$805.99**
(Applications will not be accepted without the fee.)

Acceptance of application does not guarantee approval of permit request.

****Protected Tree Removal Permit Fees:**

1-2 trees - \$2,892.48
3-5 trees - \$5,139.16
6-10 trees - \$5,982.58
>10 trees - \$5,982.58 plus \$1,070.76 for each set of up to 5 additional trees

****Please do not submit tree removal permit fee until requested to do so.****

STANDARD TREE REMOVAL APPLICATION CHECKLIST

(The following items are REQUIRED and must be attached to the application. Incomplete applications will not be processed.)

Rev. 02/2021

FOR STREET TREES (SECTION 1)

<input type="checkbox"/>	1.	Bureau of Engineering A-permit (All driveway A-permits must include the notation "Driveway cannot be relocated in order to save tree").
<input checked="" type="checkbox"/>	2.	Plot Plans – Trees to be removed MUST be highlighted and distance from improvements included.
<input checked="" type="checkbox"/>	3.	Clear color photos of entire tree and/or damaged sidewalk (if repairing the sidewalk). No Google images.
<input checked="" type="checkbox"/>	4.	Any further information that the applicant or the City opines is pertinent to the project.

FOR PROTECTED PRIVATE PROPERTY TREES AND SHRUBS (SECTION 2)

Three (3) hard copies of the Protected Tree Report (PTR) or electronic copy shall be submitted by email or US Mail containing the following required information. (Los Angeles Municipal Code (LAMC) Section 17.02)

<input type="checkbox"/>	1.	"Tree Expert" A person with at least four (4) years of experience in the business of transplanting, moving, caring for and maintaining trees who is one or more of the following: (a) a certified arborist with the International Society of Arboriculture and who holds a valid California license as an agricultural pest control advisor or (b) a certified Arborist with the International Society of Arboriculture who is a licensed landscape architect or (c) a registered consulting Arborist with the American Society of Consulting Arborists. (Amended by Ord. No.186,873 Effective 2/04/2021)			
<input type="checkbox"/>	2.	By whom the PTR is prepared.	<input type="checkbox"/>	3.	For whom the PTR is prepared.
<input type="checkbox"/>	4.	Date PTR is prepared.	<input type="checkbox"/>	5.	Date of PTR field inspection.
<input type="checkbox"/>	6.	Table of Contents. All pages numbered and listed.	<input type="checkbox"/>	7.	PTR location address with short geographic description.
<input type="checkbox"/>	8.	PTR purpose, include reason(s) for removal.	<input type="checkbox"/>	9.	Project description and background.
<input type="checkbox"/>	10.	Square footage of the entire property and footprint of the existing and proposed new structure.			
<input type="checkbox"/>	11.	Field observations.	<input type="checkbox"/>	12.	Findings.
<input type="checkbox"/>	13.	Recommendations.	<input type="checkbox"/>	14.	Trees and shrubs tagged and numbered.
<input type="checkbox"/>	15.	Mitigation (optional, <u>City of Los Angeles proscribes mitigation for any protected tree or shrub removal approval</u>). The ordinance states the mitigation shall "approximate the value" of the removed trees or shrubs. The current Board of Public Works policy has increased the minimum requirements for the protected tree or shrub replacement to 4:1 ratio. The Bureau determines tree or shrub value or a group of trees or shrubs in context with their environment.			
<input type="checkbox"/>	16.	Matrix (spreadsheet) summarizing field observations of all protected trees or shrubs on subject property and any offsite protected trees or shrubs that may be impacted by project (trees or shrubs to be field tagged, provide code for offsite trees or shrubs, i.e. OS#1), tree or shrub species, tree or shrub height, diameter, spread, physical condition (i.e. declining, drought stressed, twig dieback, etc.) suggested treatment, tree or shrub rating, any other related information.			
<input type="checkbox"/>	17.	Matrix of proposed protected tree or shrub removals.			
<input type="checkbox"/>	18.	Matrix of proposed protected trees or shrubs to remain.			
<input type="checkbox"/>	19.	Color photographs of all protected tree(s) or shrub(s). Multiple trees or shrubs may be shown on a photo if there is some method to differentiate between individual trees or shrubs. Minimum photo size is 5"x7".			
<input type="checkbox"/>	20.	11-inches x 17-inches Topographical map (Construction drawing) with all protected trees or shrubs plotted (as close to real positions as possible, survey not required). Trees or shrubs shall be color-coded, either highlighted or CAD as follows: Quercus spp (yellow), Platanus racemosa (blue), Umbellularia californica (green), Juglans californica (orange), Sambucus mexicana (pink) and Heteromeles arbutifolia (brown). All proposed protected tree and shrub removals shall be circled in red. Approximate canopy spread should also be included. Included on the plan shall be the footprint of any proposed buildings, walls, patios, pools, etc. Also, lot and proposed building square footage should be included on plan.			
<input type="checkbox"/>	21.	Landscape plan showing locations of all replacement trees and shrubs on a 4:1 ratio with the tree and shrub stock size to be determined by the City. This plan shall be species color coded as per item 20.			
<input type="checkbox"/>	22.	Protected tree or shrub construction impact guidelines.			
<input type="checkbox"/>	23.	Any further information that preparer or City opines to be pertinent.			
<input type="checkbox"/>	24.	Pictures of protective fencing around the trees and shrubs to be protected in place.			
<input type="checkbox"/>	25.	Verification of current licenses and certifications.			
<input type="checkbox"/>	26.	Must be in a 3-ring binder, if large amount of pages.			
<input type="checkbox"/>	27.	Digital copy of all submissions.			