

Paul A. Lewis
Landscape Architect
#3620 exp. 2/28/2017

13351-D Riverside Drive #445
Sherman Oaks, CA 91423

T: 818-788-9382
F: 818-788-3217

August 7, 2015

Marc Annotti
HARRIDGE DEVELOPMENT GROUP, LLC
6363 Wilshire Blvd. #600
Los Angeles, CA. 90048

Protected Tree Report [PTR] for Hollywood Crossroads Project

The enclosed document is the Protected Tree Report [PTR] that contains my observations for the trees on this combined site per the format required by the Urban Forestry Division of the Bureau of Street Services. This report includes the field notes, photographs of the trees and a reference location map.

The report includes trees with caliper of 4" or more that are protected by LA City ordinance 177404 present on the site and any non-protected trees with a caliper over 8" diameter.

Several of the trees will be protected in place, however those being removed with 8" or greater trunk diameter will be replaced with a 24" box tree on a 1:1 basis and any protected trees that are removed will be replaced with 24" box tree on a 4:1 basis.

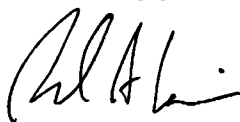
There are four *Quercus agrifolia* on the site. One was planted by the current owner, so it is non-native. We believe two of the trees were planted and the last one may be native to the site but we cannot confirm it. However only that one tree is being removed, so it will be replaced on a 4:1 basis.

There are 68 non protected trees and 12 will remain. The 18 street trees were also evaluated as you will be removing many with the road realignment and development.

There are no protected or native trees that will be impacted on any neighboring space.

Please do not hesitate to contact me with any questions you might have regarding this report.

Sincerely yours,



Paul Lewis

Enclosures: Protected Tree Report [PTR]

73568

Paul A. Lewis
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Urban Forestry Division
Subdivision Section
1149 S. Broadway, 4th Floor
Los Angeles, CA 90015

Protected Tree Report [PTR] for Hollywood Crossroads project.

The enclosed document is the Protected Tree Report [PTR] that contains my observations for the trees on this combined site per the format required by the Urban Forestry Division of the Bureau of Street Services. This report includes the field notes, photographs of the trees and a reference location map. I believe you will find it contains all the required information as requested by the Urban Forestry Division so you can quickly clear this condition from the owner's application.

The report includes trees with caliper of 4" or more that are protected by LA City ordinance 177404 present on the site and any non-protected trees with a caliper over 8" diameter.

Several of the trees will be protected in place, however those being removed with 8" or greater trunk diameter will be replaced with a 24" box tree on a 1:1 basis and any protected trees that are removed will be replaced with 24" box tree on a 4:1 basis.

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There are no protected or native trees that will be impacted on any neighboring space.

Please do not hesitate to contact me with any questions you might have regarding this report.

Thank you for your timely attention to this matter.

Sincerely yours,



Paul Lewis

Enclosures

Cc: Edward M. Jordan, Los Angeles City Attorney's Office w/out Enclosures

**APPLICATION FOR A
TREE REMOVAL PERMIT**
City of Los Angeles
DEPARTMENT OF PUBLIC WORKS

BUREAU OF STREET SERVICES
URBAN FORESTRY DIVISION
ATTN: PERMIT APPLICATION SECTION
1149 SOUTH BROADWAY, #400, LOS ANGELES, CA 90015
(213) 847-3077, FAX (213) 847-3033

To obtain a Service Request number (application #) call (800) 996-2489: _____
Application Number

Property Address: 6671-6715 SUNSET, 1507-1555 LAS PALMAS,
(Print Clearly) 1542 MCCADDEN, 1546-1556 HIGHLAND, 6732-6736 SELMA

Property Owner's Name: _____

Property Owner's Phone Number(s): _____

Total number of trees: 1/4/68 and reason for tree removal: 1 PROTECTED / 4 STREET
TREES AND RELOCATE 1/68 NON-PROTECTED FOR NEW DEVELOPMENT

Property Owner's Representative is:

Company Name: HARRIDGE DEVELOPMENT GROUP

Address: 6363 WILSHIRE BLVD #600, LA CA 90048

Agent's Name: MARC AUNOTTI

Phone Number(s): 323-658-1511

If the tree removal permit is approved and any fees due have been paid, the permit should be made out to:

Name: _____

Mailing or Email Address: _____

- This is a standard application for street trees. Please complete the attached checklist.
 This is a standard application for protected trees. Please complete the attached checklist.
This application pertains to a subdivision case. Please complete and attach the following:
1. B-permit number, plot plans, and conditions **MUST** be attached to this application
 2. Project title and case number (CP, ZA, TR, CPC, DIR, VAC, PM, DOT):

I am submitting this application along with the attached checklist (if indicated above) and required documents to the above address. I understand that submittal of this application does not guarantee an approval for a tree removal permit. If the tree removal permit is granted, I understand I will be required to replace the removed tree(s) at a ratio provided by the Urban Forestry Division and pay any outstanding planting and/or permit fees.

Date

Property Owner's Signature

Print Name

STANDARD TREE REMOVAL APPLICATION CHECKLIST

(The following items must be attached to the application)

Rev. 1/2012

FOR STREET TREES	
<input type="checkbox"/>	1. A-permit <small>(All driveway A-permits from Engineering must include the notation "driveway cannot be relocated")</small>
<input type="checkbox"/>	2. Plot plans
<input type="checkbox"/>	3. Color photos
<input type="checkbox"/>	4. Any further information that preparer or the City opines is pertinent to the project

FOR PROTECTED PRIVATE PROPERTY TREES	
A Protected Tree Report shall be submitted containing the following required information <small>(Los Angeles Municipal Code (LAMC) Section 17.02)</small>	
<input checked="" type="checkbox"/>	1. "Tree Expert" 1. A Registered Consulting Arborist as provided by the American Society of Consulting Arborists 2. A California licensed Landscape Architect who is also a Certified Arborist (CA) as provided by the International Society of Arboriculture (ISA) 3. A California licensed Pest Control Advisor who is also a Certified Arborist (CA) as provided by the International Society of Arboriculture (ISA)
<input checked="" type="checkbox"/>	2. By whom the PTR is prepared
<input checked="" type="checkbox"/>	3. For whom the PTR is prepared
<input checked="" type="checkbox"/>	4. PTR location address with short geographic description
<input checked="" type="checkbox"/>	5. Date PTR is prepared
<input checked="" type="checkbox"/>	6. Date of PTR field inspection
<input checked="" type="checkbox"/>	7. PTR purpose
<input checked="" type="checkbox"/>	8. Table of Contents
<input checked="" type="checkbox"/>	9. Project Description and background
<input checked="" type="checkbox"/>	10. Square footage of the entire property and footprint square footage of the existing and proposed new structures
<input checked="" type="checkbox"/>	11. Field observations
<input checked="" type="checkbox"/>	12. Findings
<input checked="" type="checkbox"/>	13. Recommendations
<input checked="" type="checkbox"/>	14. Trees tagged and numbered
<input checked="" type="checkbox"/>	15. Mitigation (optional, <u>City of Los Angeles proscribes mitigation for any protected tree removal approval</u>) The ordinance states the mitigation shall "approximate the value" of the removed trees. The current Board of Public Works policy has increased the minimum requirements for protected tree replacement to 4:1. The Bureau determines tree value or a group of trees in context with their environment.
<input checked="" type="checkbox"/>	16. Protected tree construction impact guidelines
<input checked="" type="checkbox"/>	17. Matrix (spreadsheet) summarizing field observations of all protected tree(s) on subject property and any offsite protected trees that may be impacted by project by number (trees to be field tagged) (provide code for offsite trees (ie OS#1), tree species, tree height, diameter, spread, physical condition (ie declining, drought stressed, twig dieback, etc.), suggested treatment, tree rating, any other related information.
<input checked="" type="checkbox"/>	18. Matrix of proposed protected tree removals
<input checked="" type="checkbox"/>	19. Matrix of proposed protected trees to remain
<input checked="" type="checkbox"/>	20. Color photographs of all protected trees (multiple trees may be shown on a photo if there is some method to differentiate between individual trees).
<input checked="" type="checkbox"/>	21. Topographical map with all protected trees plotted (as close to real positions as possible, survey not required). Trees shall be color-coded, either highlighted or CAD as follows: Quercus spp (yellow), Platanus racemosa (blue) Umbellularia californica (green) Juglans californica (orange). All proposed protected tree 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 to be included on plan is lot and proposed building(s) square footage.
<input checked="" type="checkbox"/>	22. Landscape plan showing locations of all mitigation trees on a 4:1 basis with the tree stock size to be determined by the City. This plan shall be species color coded as per item 21.
<input checked="" type="checkbox"/>	23. Verification of current licenses and certifications
<input checked="" type="checkbox"/>	24. Any further information that preparer or the City opines is pertinent to the project

Protected Tree Report [PTR] for 6671 – 6715 Sunset Blvd, 1507 – 1555 Las Palmas, 1542 McCadden, 1546 – 1556 Highland, 6732 – 6736 Selma.

1-“Tree Expert” as per Los Angeles Municipal Code (LAMC) Section 17.02

Tree Expert – A person with at least four years of experience in the business of transplanting, moving, caring for and maintaining trees and who is (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 *landscape architect*** or (c) a registered consulting arborist with the American Society of Consulting Arborists. **(Amended by Ord. No. 177,404, Eff. 4/23/06.)**

Paul A. Lewis, Landscape Architect, #3620 exp. 2/28/17

2-By whom the PTR is prepared: Paul Lewis

3-For whom the PTR is prepared: HARRIDGE DEVELOPMENT GROUP, LLC

4-PTR location address with short geographic description:

6671 – 6715 Sunset, 1507 – 1555 Las Palmas, 1542 McCadden, 1546 – 1556 Highland, 6732 – 6736 Selma.

Alluvial plain off the Santa Monica Mountains slightly sloping from the north to south. Lots are relatively flat draining at 2% slope from North to South. The properties are almost entirely paved or covered with existing buildings.

5- Date PTR is prepared: August 15.

6- Date of PTR field inspection: 7/31/15 & 8/02/15.

7- PTR purpose: to review tree inventory on these combined properties to clear condition on permit application for a mixed-use project.

8 - Table of Contents

Standard Tree Removal Application Checklist information	pages	1
Matrix summarizing observations	page	3-7
Color photographs	pages	8-27
Site map locating trees	page	28
Landscape plan	page	29

9 - Project description and background: These 22 properties, with multiple businesses and residences has a combined 26 structures that are being combined to create a single development for a mixed use project. Many structures and most trees are being demolished to allow for site grading.

10 – Square footages:

Entire Property:	306,175 SF
Existing Structures:	94,236 SF
Proposed Structures:	182,555 SF.

**Protected Tree Report [PTR] for 6671 – 6715 Sunset Blvd, 1507 – 1555 Las Palmas,
1542 McCadden, 1546 – 1556 Highland, 6732 – 6736 Selma
page 2**

11 – Field observations: Noted on Matrix. There is irrigation for some of the trees and the most of the trees are in a relatively healthy state. This site contains almost entirely mature trees that are at least 30 years old.

12 – Findings: Most of the trees were planted on the site; possibly one or two are native/natural to the site and only one of those is being removed – it will require 4:1 replacement.

13 – Recommendations: Depending on site grading, it is not feasible to save any of the trees or relocate any of the trees that are in the area of new construction. However, one Washingtonia palm on Sunset that is in the location of the realignment of Las Palmas will need to be removed. To maintain the integrity of Sunset Blvd. street trees, this palm can be successfully transplanted.

14 – Trees tagged and numbered: No trees were tagged; however all have been assigned numbers and identified in this report.

15 – Mitigation: 1:1 replacement of trees being removed with the exception of a 4:1 replacement for one Quercus agrifolia that may be native to the site and is being removed.

16 – Protected tree construction impact guidelines: N/A

17, 18, 19 – Matrix: see page 3-7

20 – Color photographs: see pages 8-27

21 – Topographical map: see page 28

22 – Landscape plan: see page 29

23 – Verification of current license: Active and in good standing.
http://www.latc.ca.gov/consumers/licensee_name.pdf

24 – Misc. opines: none.

Project Address **CROSSROADS**

Date **7/31**

Inspector **PL**

TREE	TAGGED (Y/N)	SPECIES	APPEARANCE	HEALTH	MEASUREMENTS:	HEIGHT	CANOPY (w)	DIA. OF TRUNK	NO. OF TRUNKS	WOOR:	CHOROSES	DEADWOOD	MAJORITY DIEBACK (Major)	THINNING OF CROWN	Twig Dieback (Minor)	WILT	DISEASES:	CANKERS	EXILITION	EXUDATIONS	MARG. LEAF SCORCH	ENVIRONMENT:	POOR DRAINAGE	SOIL BUILD-UP	UNDERMINING EROSION	STRUCTURE:	BROKEN BRANCHES	CAVIT. - BRANCH	CAVIT. - TRUNK	DECAY/ROT	EXCESS HORIZ. GROWTH	HAZARDOUS CONDITIONS	LOP-SIDED CANOPY	LOW BRANCHING	MECHANICAL INJURY	POOR PRUNING	ROOTS EXPOSED	SNAP BRANCH ANGLE	TRIM BRANCH SCARS	WATER TRAP	WIRE/NETS	PESTS:	ANTS	BEES	BORERS/TERMITES	GALLS	GRUBS	OAK MOTHS	PIN-SCALE	PLANT PARASITES	WITCHES BROOM	WOODPECKERS
4		ACER	B	BT		12	10	8	1									X	X																																	
4		FIG	A	BT		15	11	11	1									X																		X																
4		NZ PINE	A	A		15	15	12	2																																											
4		WASH REDWOOD	A	A		6	11	17	1																																											
4		WASH REDWOOD	A	A		6	11	17	1																																											
4		ACACIA RHOMB	B	B		15	18	10	1									X	X																																	
4		WASH REDWOOD	A	A		5	16	10	1																																											
4		BRADSHAW	B	A		25	18	16	1										X																																	
4		HP																																																		
4		JUNIPERIS	B	B		25	16	17	1																																											
4		WASH REDWOOD	A	A		14	14	16	1																																											
4		WASH OS	A	A		9	16	1	1																																											
4		WASH OS	A	A		10	16	1	1																																											
4		CYP.	A	A		8	12	1	1										X	X																																
4		CYP	A	A		8	17	2	2										X	X																																
4		CYP	A	A		8	17	2	2										X	X																																
4		CYP	A	A		8	16	2	2										X	X																																
4		" MAPLE	A	A		15	22	1	1										X																																	
4		YEA	A	A		16	15	13	3										X																																	
4		KOELBUTTER	A	A		15	10	11	1										X	X																																

complete if on page



TREE 1 - CITRUS



TREE 3 - FRAXINUS UHDEI



TREE 2 - CITRUS



TREE 4 - QUERCUS AGRIFOLIA



TREE 4 - QUERCUS AGRIFOLIA.
ADJACENT PROPERTY CONSTRUCTION



TREE 6 - WASHINGTONIA ROBUSTA



TREE 5 - QUERCUS AGRIFOLIA



TREE 7 - QUERCUS AGRIFOLIA



TREE 8 - EUCALYPTUS CITRIODORA



TREE 10 - PHOENIX CANARIENSIS



TREE 9 - ARAUCARIA HETEROPHYLLA



TREE 11 - ARBUTUS UNEDO



TREE 12



TREE 14 - MAGNOLIA GRANDIFLORA



TREE 13 - MAGNOLIA GRANDIFLORA



TREE 15 - ARAUCARIA HETEROPHYLLA



TREE 16, 17, 18 - WASHINGTONIA ROBUSTA



TREE 20, 21 - WASHINGTONIA ROBUSTA



TREE 19 - PHOENIX CANARIENSIS



TREE 22 - PHOENIX CUNNINGHAMIANA



TREE 23 - CITRUS



TREE 24, 25 - PHOENIX CUNNINGHAMIANA



TREE 24 - PHOENIX CUNNINGHAMIANA



TREE 26 - CALLISTEMON VIMINALIS



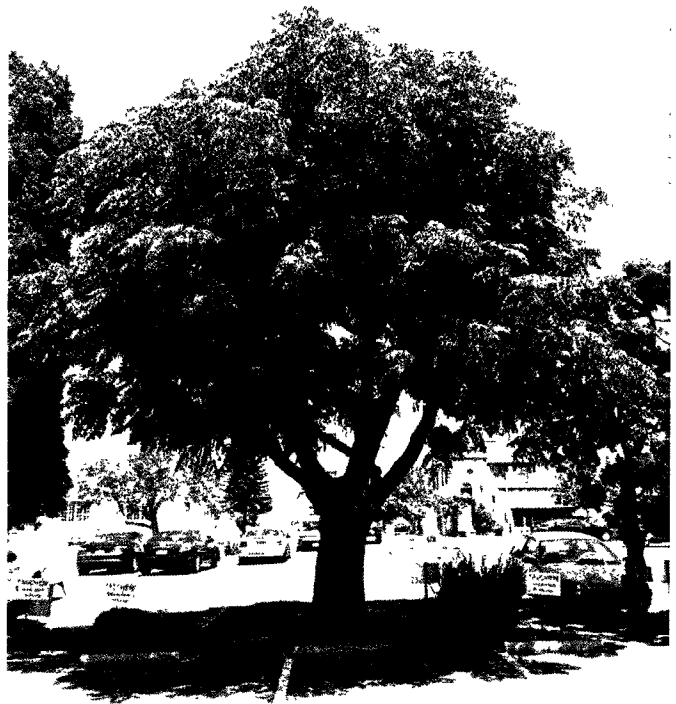
TREE 27 - LIGUSTRUM JAPONICUM



TREE 29 - JUNIPERUS SPP



TREE 28 - TABEBUIA IPE



TREE 30 - FRAXINUS UHDEI



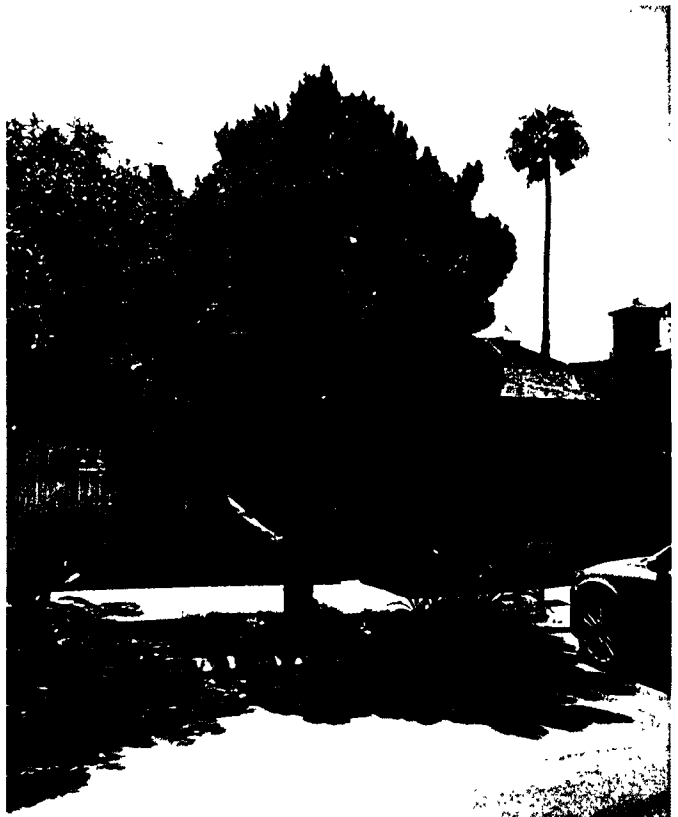
TREE 31 - CUPRESSUS SEMPERVIRENS



TREE 33 - CITRUS



TREE 32 - CUPRESSUS SEMPERVIRENS



TREE 34 - JUNIPERUS SPP



TREE 35 - LAGERSTROEMIA INDICA



TREE 37 - FEIJOA SELLOWIANA



TREE 36 - AVOCADO



TREE 38 - FEIJOA SELLOWIANA



TREE 39 - FIG



TREE 41 - ACER SPP



TREE 40 - QUERCUS AGRIFOLIA



TREE 42 - FIG



TREE 43 - ARAUCARIA HETEROPHYLLA



TREE 45 - WASHINGTONIA ROBUSTA



TREE 44 - WASHINGTONIA ROBUSTA



TREE 46 - ALNUS RHOMBIFOLIA



TREE 47 - WASHINGTONIA ROBUSTA



TREE 49



TREE 48 - ERIBOTRYA JAPONICA



TREE 50 - JUNIPERUS SPP



TREE 51, 52, 53 - WASHINGTONIA ROBUSTA



TREE 58 - MAGNOLIA SOULANGEANA



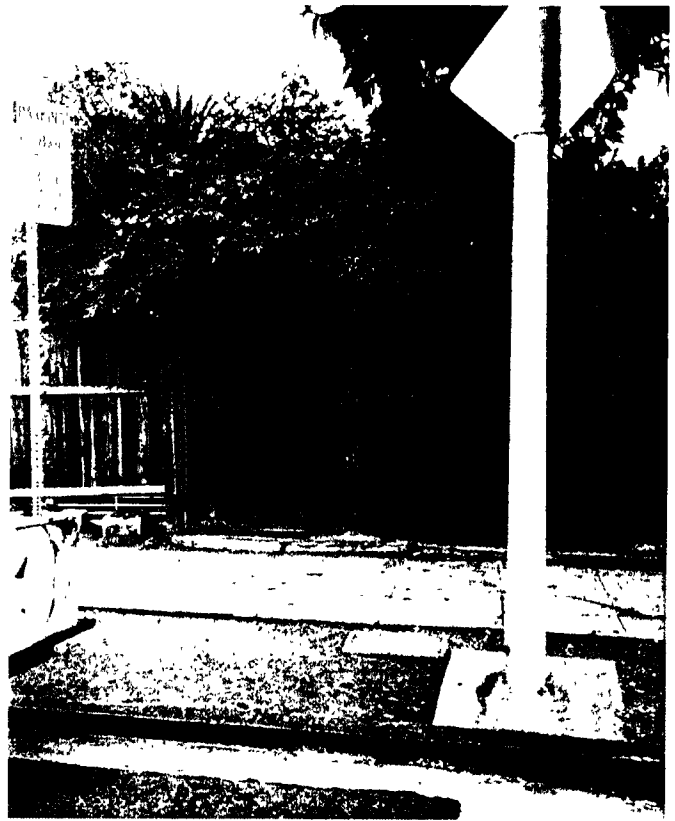
TREE 54, 55, 56, 57
CUPRESSUS SEMPERVIRENS



TREE 59 - YUCCA SPP



TREE 60 - KOELREUTERIA BIPINNATA



TREE 62 - FIG



TREE 61 - JUNIPERUS SPP



TREE 63 - PINUS RADIATA



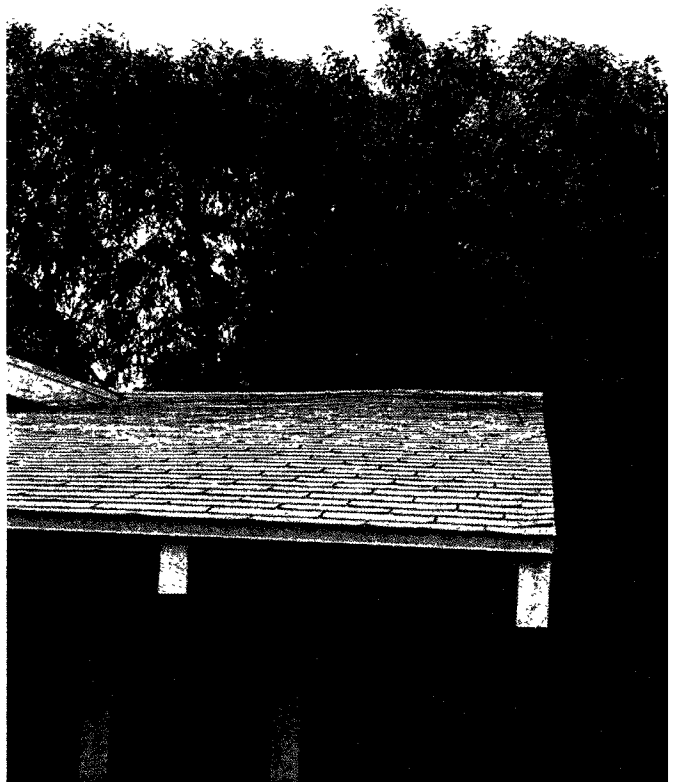
TREE 64,65



TREE 66 - PHOENIX CANARIENSIS



TREE 64, 65



TREE 67 - EUCALYPTUS SPP



TREE 68 - FICUS SPP



TREE 71 - JUNIPERUS SPP



TREE 69, 70 - WASHINGTONIA ROBUSTA



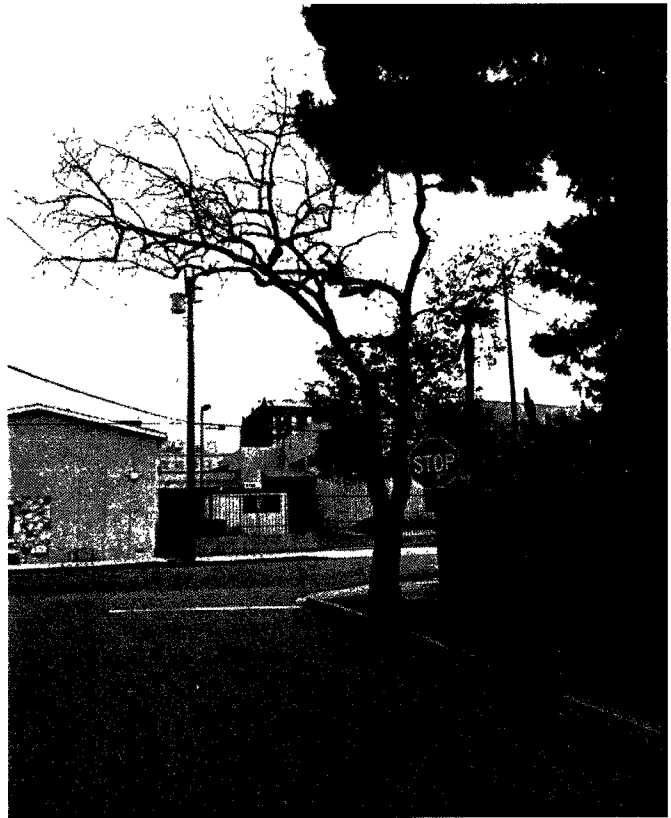
TREE A - WASHINGTONIA ROBUSTA



TREE C - OLEA EUROPAEA



TREE B - OLEA EUROPAEA



TREE D - CINNAMOMUM CAMPHORA



TREE E, F - PHOENIX CANARIENSIS



TREE H - LAGERSTROEMIA INDICA



TREE G - LAGERSTROEMIA INDICA



TREE I - LAGERSTROEMIA INDICA



TREE J - LAGERSTROEMIA INDICA



TREE L - LAGERSTROEMIA INDICA



TREE K - LAGERSTROEMIA INDICA



TREE M, N - WASHINGTONIA ROBUSTA



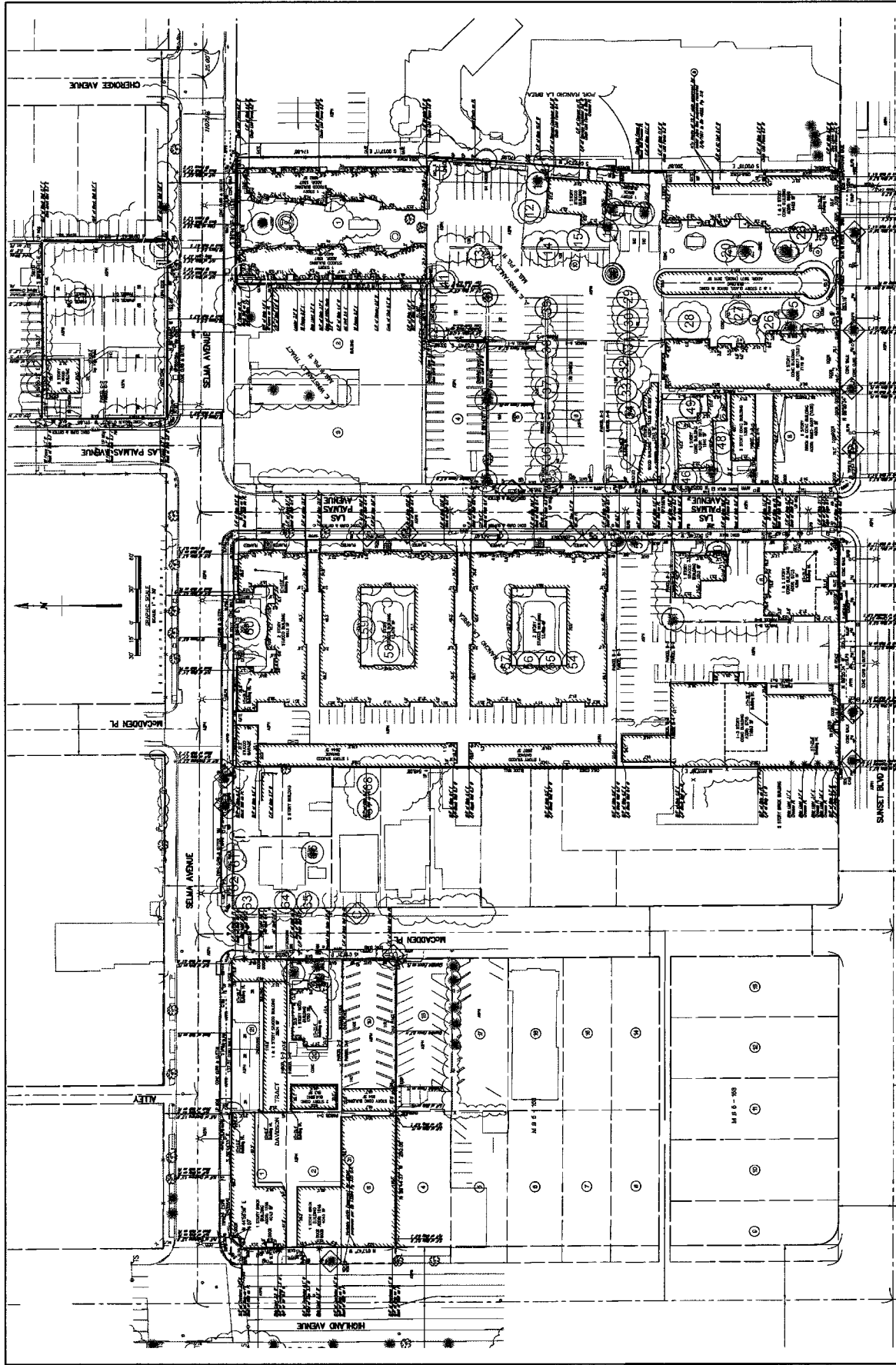
TREE O - WASHINGTONIA ROBUSTA



TREE Q, R - WASHINGTONIA ROBUSTA



TREE P - FICUS NITIDA



NOVEMBER 9, 2013
 SCALE: 1" = 30'
 SHEET NO. 3 OF 3

PSOMAS
 5050 Wilshire Blvd., Suite 400
 Los Angeles, CA 90048 (310) 224-1144 (FAX)
 www.psomas.com

HARRIDGE DEVELOPMENT GROUP, LLC
 CROSSROADS
 COUNTY OF LOS ANGELES STATE OF CALIFORNIA

MULTI-PHASE LAYOUT TITLE SURVEY FOR
 IN THE CITY OF LOS ANGELES

NO.	DATE	DESCRIPTION
1		
2		
3		



