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4. APN#: 5534-004-001 Location/geographic Description: 1201-1217 N. Gower St. between Lexington and Fountain Ave. North of Santa Monica Blvd. That portion of Block 11 of the Colegrove, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 53, page 10 of miscellaneous records in the office of the county recorder of said county.		
5. Date Prepared: 4-20-2022	6. Date Inspected: 4-15-2022 Date Trees Tagged: 4-15-2022	
7. PTR Purpose: The City of Los Angeles planner has asked to conduct a tree report which includes the location, type, size, and general condition of trees and shrubs on-site and within public r-o-w. This report is being prepared at the request of the City of Los Angeles Board of Public Works and in accordance with the City of Los Angeles Protected Tree and Shrub Ordinance No. No.186,873		
8. Table of Contents listed below this table		
9. Project Description and Background: Proposed construction, use, and maintenance of an approximate 188,501-square-foot, 8-story, 95-foot in height new addition to an approximate 36,848-square-foot, 2-story, 44-unit existing apartment building, with 108 new units, including 16 Very Low Income (VLI) units (15%) and providing 2 replacement housing units, resulting in 152 total units, and removal of 2 existing parking buildings containing 51 existing vehicle parking spaces for replacement in 1 new level of parking below grade, 1 new level of parking at grade, and 1 new level of parking above grade containing 108 vehicle parking spaces and 111 bicycle parking spaces (100 short term and 11 long term). Also, removal and replacement of an approximate 22,486 square-foot, 2-story, 28-unit apartment building and associated landscaping, including 4 street trees in the public right-of-way.		
10: Square footage		
Entire property: 79,873. Sq. Ft.	Existing Footprint: 21,888 sq. ft.	Proposed Footprint: 39,860 sq. ft.

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Planning Department Tree report Application **Page 35-36**

If protected tree report is accepted, a Tree removal permit from www.MyLA311.com will be required for removals or planting in the parkway.

Report Summary: I was requested to review this 1201-1217 N. Gower St. for protected trees, per the City of Los Angeles Protected Tree and Shrub Ordinance.

I reviewed the site at 9:30 AM. on 4-15-2022.

This site does not have any protected varieties of trees or shrubs.

The site does have 10 trees with DBH over 8". All 10 of these tree are not located in the proposed construction area.

The site does have a number trees and shrubs that do not meet reportable DBH and are not mentioned in this report.

The easement area or parkway has 9 trees (4 on Gower and 5 on Lexington). These trees need to be reviewed by Urban Forestry for safety, health and vigor. Certain trees are causing trip and fall hazard caused by their large basal flairs in smaller parkway areas (See attached field report and Photo's).

Leonard Markowitz

Certified Arborist

Field Observations:

- I reviewed this site on 4-15-2022 at 9:30 AM.
- **There are not any trees** encroaching from abutting addresses.
- At the time of review I found 10 non-protected trees on site meeting review requirements. All the on-site trees have been pollarded to confine their growth to the allotted planter size. (See tree map) There are not any trees in the proposed construction area.
- There are 9 street trees which should be reviewed by the Urban Forestry Division for Health, Safety and Vigor. Several of the trees on Lexington have raised the sidewalk. The Camphor at the east end of Lexington and Gower is leaning with a lifting basal crown. One very large Ficus on Gower is declining with a dying canopy

Recommendations and Mitigations:

- The Landscape architect must provide planting and irrigation installation details and if needed root protection details for the installing contractor.

Protected tree construction impact guidelines:

It is the goal of the City of the City of Los Angeles Protected Tree and Shrub Ordinance – No.186, 873 to curb the destruction of our beautiful California native oaks (*Quercus* sp.), Western Sycamores (*Platanus racemose*), Southern California Black walnuts (*Juglans californica*), and California bay tree (*Umbellaria californica*), (Mexican elderberry) *Sambucus mexicana* and (Toyan) *Heteromeles arbutifolia*, preserve the natural environment, and protect the City's plant life heritage.

The City of Los Angeles requires the following information to be present in every tree and shrub report submitted.

The following are general and specific Protected Tree and Shrub care guidelines:

A. Control of Diseases and Pests

California native Oaks, Western sycamores, Southern California black walnut, and California bay tree are susceptible to numerous, indigenous insect pests and should be monitored regularly for possible damaging infestations.

During my visual, above-ground inspection I found no sign of Oak Root Fungus (*Armillaria mellea*). Bleeding Canker Disease (*Phytophthora cactorum*) was not found. Note: Oak Root Fungus is the most serious problem of oaks in landscape settings (annual root collar inspections are recommended as a preventative measure).

B. Protective Fencing During Grading or Construction

Equipment damage to the limbs, trunks, and roots must be avoided. Protected trees should be given as much space as possible free from vehicle compaction and construction encroachments. Protective fencing is recommended to help prevent construction encroachments within the dripline of any native Protected Tree listed to remain. Fencing must be in place before construction begins (refer to "Mitigation Measures"). Fencing should be installed as close to the dripline as possible. The fencing is to remain in place until the project has been completed. The Project Arborist should inspect the trees and fencing at the completion of the project prior to dismantling the fencing.

C. Methods and Frequency of Pruning

California native Oak, Western sycamore trees, Southern California black walnut, California bay tree will grow beyond their ability to support themselves and may fail at a main crotch or limb attachment if not pruned for weight reduction. Oaks, and sycamores, black walnuts and bay trees in a residential or public setting must be maintained for public safety as well as tree longevity. Corrective pruning, thinning, raising, and deadwood removal should be accomplished every 3 - 5 years by Certified Tree Workers or Certified Arborists. Large oaks and sycamores, black walnuts and bay trees should be inspected on an annual basis for health and structural integrity. Installing support cables can help to prevent main crotch failures. These trees should be diligently maintained to help prevent limb or main crotch failures. All pruning should be performed in accordance with ANSI. A-300 Pruning Standards.

Frequency of Watering

California native Oaks, Southern California black walnut, Western sycamores and California bay tree and native plants have the inherent ability to survive through the cyclical droughts of our region and generally do not require supplemental irrigation. Oaks in residential settings are susceptible to serious problems from over-watering. Care should be taken to avoid placing any sprinkler devices within watering distance to the trunks of any oak. Grass or ground covers must not be planted next to the trunks. Residential oaks would benefit from a deep-watering during the months of June and/or November during years of drought conditions. A twelve-hour, slow application with a "soaker-hose" is an effective method of deep-watering.

Grading Restrictions Near the Driplines

Care must be taken to limit grade changes near the trunk areas. If possible, the grade should not be lowered or raised around oaks during construction activities. Note: even a 2" raise of grade at the root collar could result in an Oak Root Fungus infection. The soil level must be lowered if the root flare or collar is not visible. Trenching within the dripline should be avoided if possible. If trenching for utilities is required in this critical zone, the work should be

monitored by a Certified Arborist and roots should be tunneled-around and protected.

Regulatory Compliance Measures

As this project proceeds, the following mitigation measures should apply. The Urban Forestry Division will review these recommended measures and concur with or adjust them as needed:

- i. The tags numbering each tree on this site should not be removed until the project is completed. Trees are numbered on summary report and pictures attached.
- ii. Clean-cut and treat any roots encountered during trenching that measure 1" diameter or larger. Protect and preserve by tunneling around all roots larger than 1" diameter.
- iii. Construction waste-water, i.e., paint products cleaning fluids, thinner, concrete or concrete run-off, plastering materials, etc., should not be allowed to drain within the driplines of any of the trees to remain.
- iv. It is the client/owner's responsibility to notify the Project Arborist to schedule any recommended monitoring of the trees on this site. Monitoring of on-site trees or newly-planted "mitigation" trees is no guarantee of tree survival or long-term tree health.

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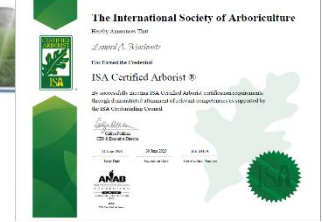
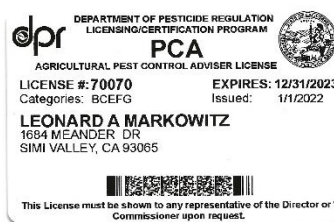
SUMMARY OF FIELD INSPECTION - Non-Protected Trees(on-site)																				
Address:		1201 N. Gower St.		APN: 5534-004-001																
Date:		4/15/2022		Weather: cool and clear																
Time:		9:30 AM																		
FORM			PHYSICAL CONDITION												TREATMENT			RATING		RATING CODE
Tree Number	Platanus Racemosa																			
	Umbellularia Californica																			
	Juglans Californica																			
Quercus Agrifolia																				
Trunk Diameter (Inches) 4.5 ft above base																				
Height (Feet)																				
Spread (Feet)																				
Tree Declining																				
Drought Stressed																				
Broken Hanging Limb(s)																				
Weak Main Crotch(s)																				
Sparse Foliage																				
Fire Damage																				
Cavity(s) in tree																				
Trunk Damage or Exudation																				
Hollow Trunk or Cavity																				
Mainstem Dieback																				
Insect Damaged																				
Diseased																				
Leaning																				
Soil Buildup at Base																				
Regrown Stump																				
Surface Roots																				
Safety Hazard																				
Safety Prune (Crown Reduction)																				
Raise Canopy																				
Remove Deadwood																				
Insect Treatment																				
Disease Treatment																				
Cable / Brace																				
Replenish Nutrients																				
Health																				
Aesthetics & Conformity																				
Balance																				
A = EXCELLENT																				
B = GOOD																				
C = FAIR																				
D = POOR																				
E = NEARLY DEAD																				
F = DEAD																				
R = Remove for Construct																				
I = Impacted																				
T = Transplantable																				
NT = Not Transplantable																				
BMC = Below Main Crotch																				
REMARKS																				
Washingtonia robusta																				
Washingtonia robusta																				
Melia azedarach																				
Magnolia g. St. Mary																				
Cinnamomum camphorum																				
Magnolia grandiflora																				
Washingtonia robusta																				
Miconia cinnamomifolia																				
Haxinus																				
Carrotwood																				

Exp: 12-31-2023

Exp: 12-31-2023

Exp: 12-31-2023

Exp: 06-31-2023



Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees. We recommend measures to enhance the beauty and health of trees. We attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek further advice.

Arborists cannot detect every condition that could lead to the structural failure of a tree. Trees are living organisms that fail in behavior we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period. Likewise, curative treatments, like any remedy cannot be guaranteed.

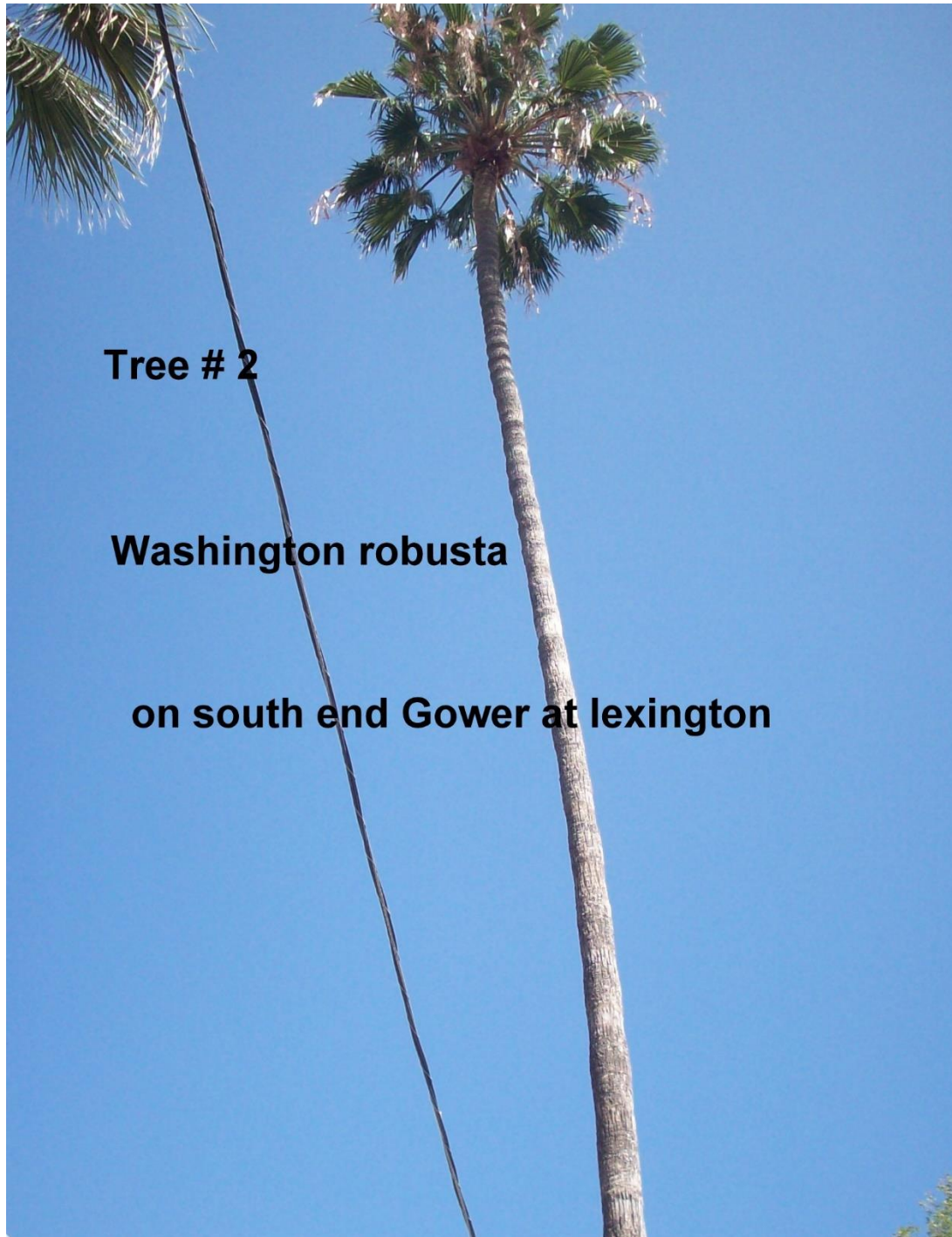
Trees can be managed, but they cannot be controlled. To live, congregate and gather near trees is to accept some degree of risk

TREE LIST:

#	Botanical Name	Common Name	DBH"	Height'	Spread'	Health
1.	Washingtonia robusta	Mexican fan palm	30	65	12	C
2.	Washingtonia robusta	Mexican fan palm	28	85	12	C
3.	Melia azedarach	Chinaberry	10,10	30	15	B
4.	Magnolia grandiflora					
	'St. Mary'	St. Mary Magnolia	9	15	10	B
5.	Cinnamomum camphora	Camphor tree	28	45	20	C
6.	Magnolia grandiflora	Southern Magnolia	9	12	10	A
7.	Washingtonia robusta	Mexican fan Palm	24	110	18	A
8.	Michelia champaca 'alba'	Champaca	8, 5	22	20	A
9.	Fraxinus	Ash	15	20	15	A
10.	Cupaniopsis ancardioides	Carrotwood	12, 14	20	20	C

Photographs of on-site trees:













Tree # 7

Washingtonia robusta

along Iodi st.









STREET TREE LIST:

#	Botanical Name	Common Name	DBH"	Height'	Spread'	Health
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Gower south to Lexington

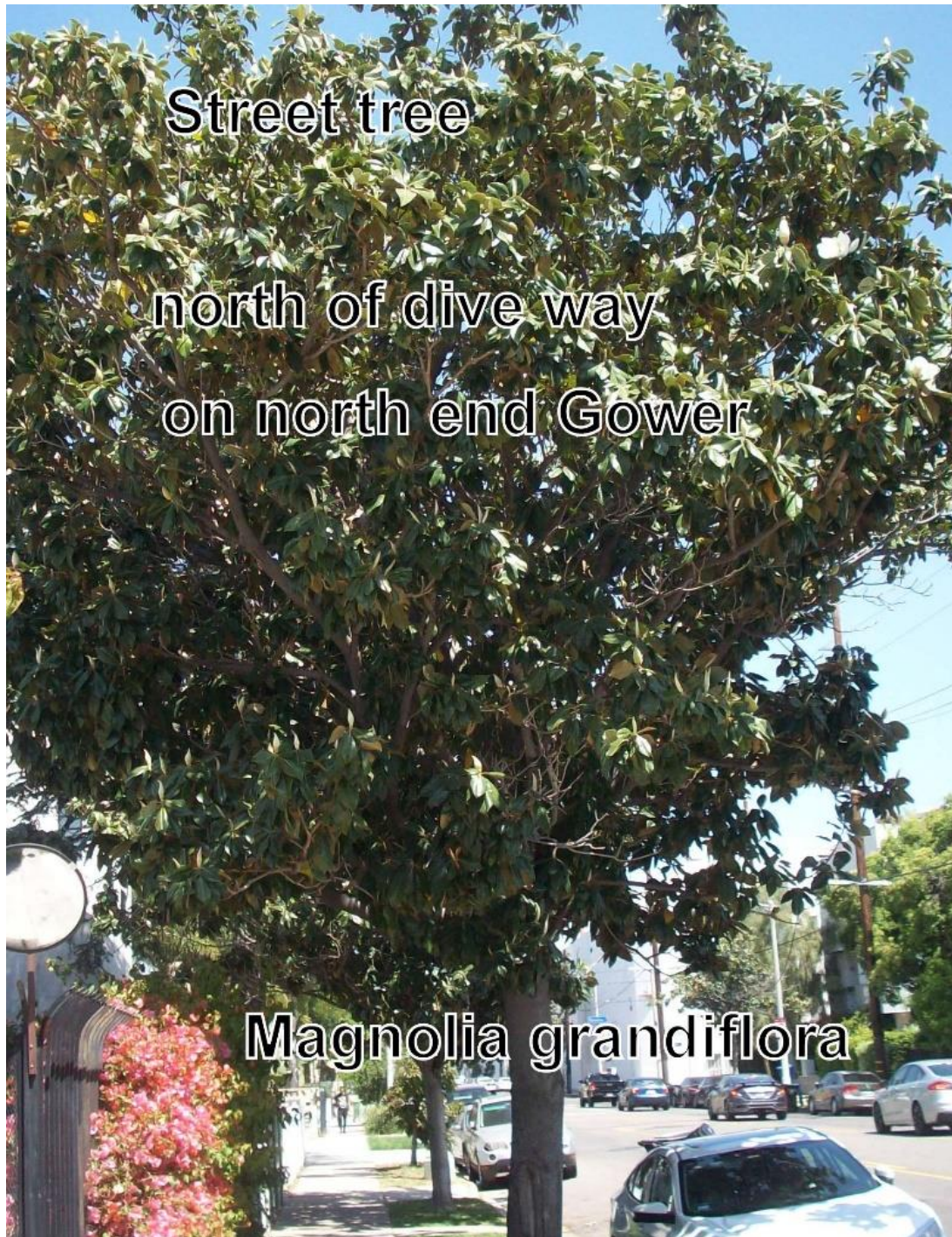
1.	Magnolia grandiflora	Southern magnolia	22"	20'	20'	C
2.	Magnolia grandiflora	Southern magnolia	24	30	20	B
3.	Ficus microcarpa nidita	Indian laurel fig	56	60	50	E
4.	Cinnamomum camphora	Camphor tree	14	20	18	D

LEXINGTON WEST TO LODI

5.	Cinnamomum camphora	Camphor tree	30"	30'	30'	D
6.	Albizia julibrissin	Silk tree	16	30	30	D
7.	Cinnamomum camphora	Camphor tree	28	30	30	C
8.	Cinnamomum camphora	Camphor tree	10,8,6	25	20	C
9.	Cinnamomum camphora	Camphor tree	24	30	30	C

Summary of field data:

Street Tree Photo's







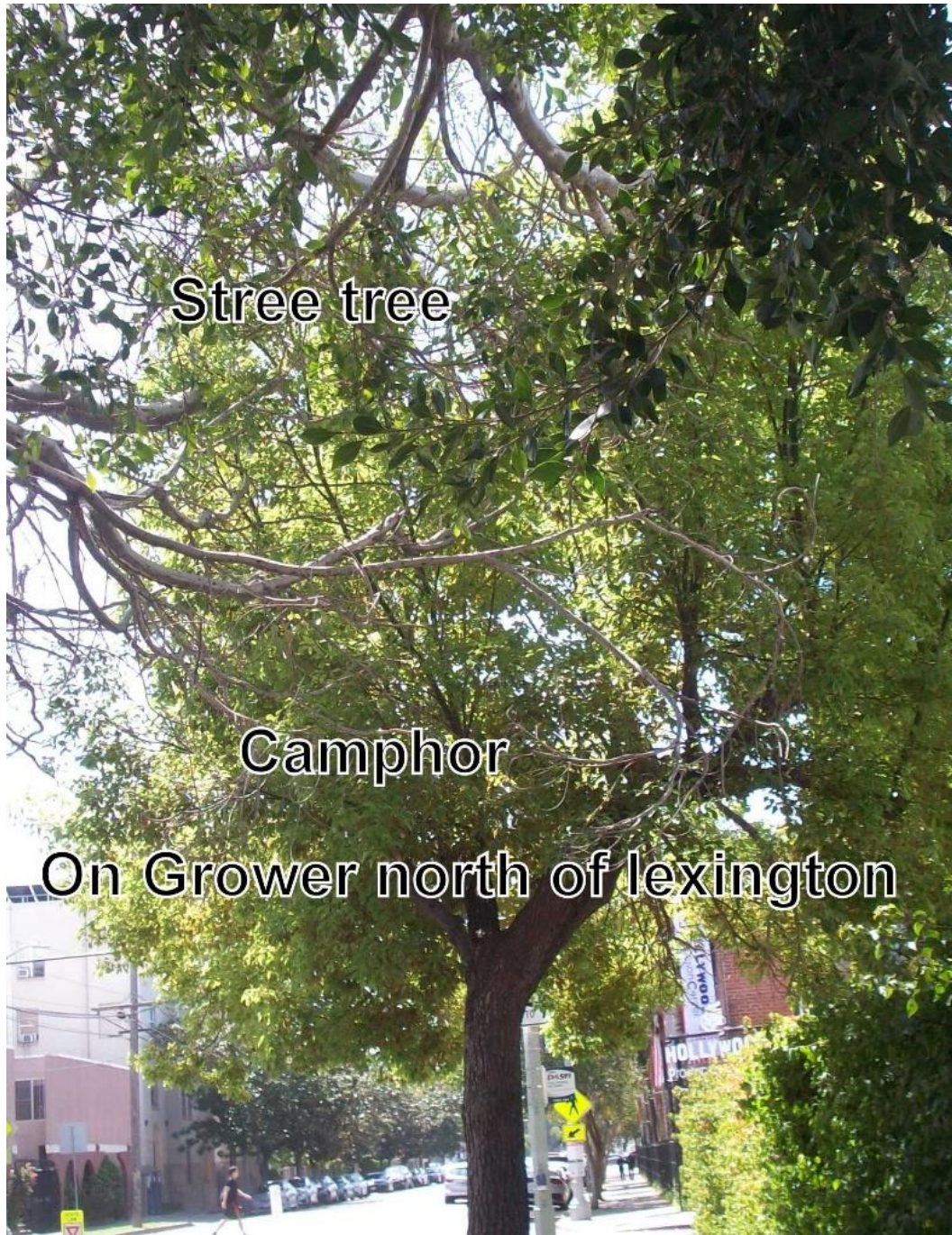
Street tree

Ficus

Street light

sidewalk lift





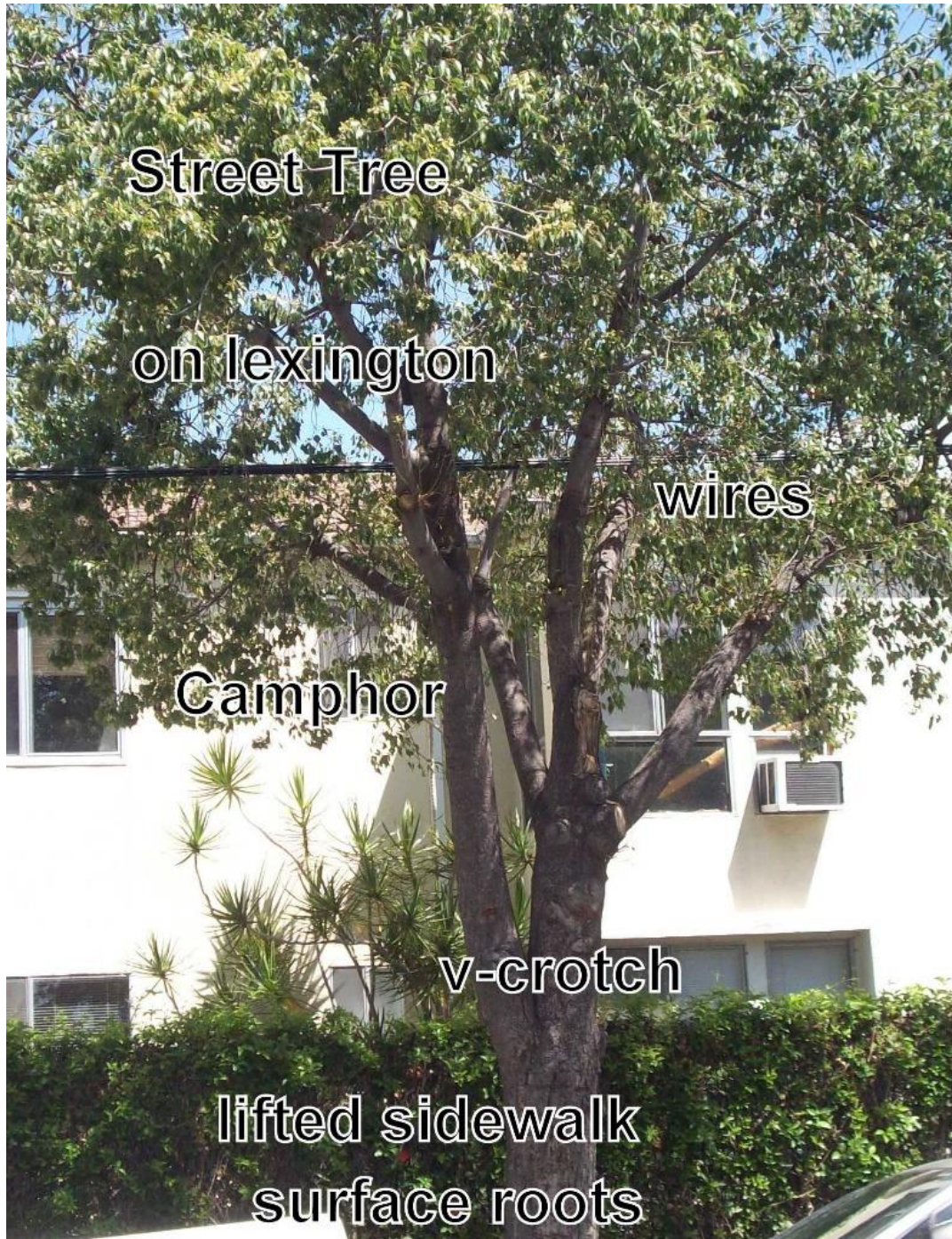








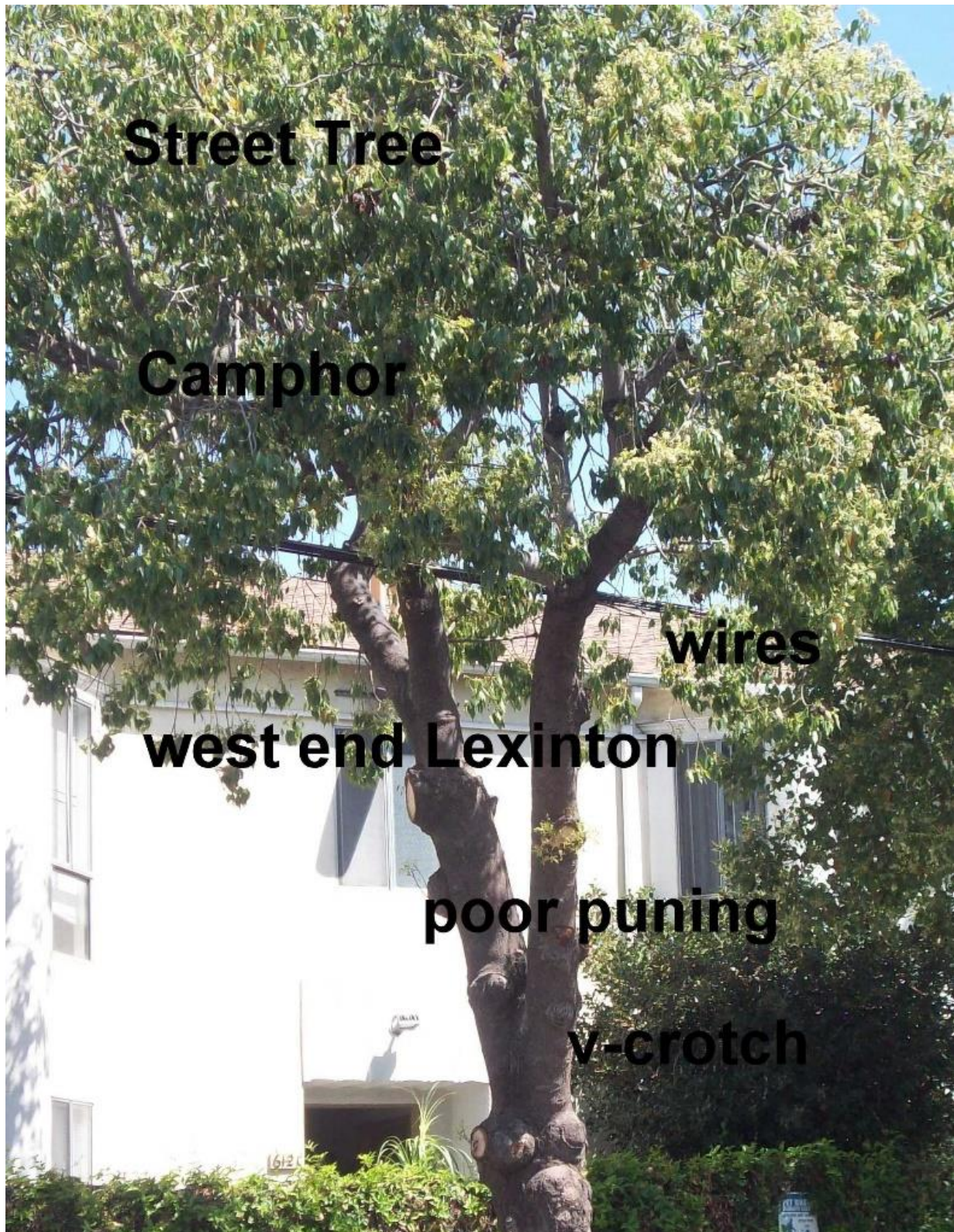






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