

APPENDIX B: TREE REPORT

Arborgate Consulting, Inc.,
Landscape Evaluation Report for 400-432 S. San Vicente, Los Angeles,
February 2nd, 2023.

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Consulting Arborist's Report

Landscape Evaluation Report

For: 400-432 S. San Vicente, Los Angeles

APN: 5511-044-038, and 5511-044-013

Project Name Address: Beverly Plaza, 400-432 S. San Vicente

Community Plan: Wilshire |Division

Council District: District 5 – Katy Yaroslavsky

Related Entitlement:

Applicants Name: 400 S. San Vicente LLC

Contact: Dennis Carey

Address: 900 Cercis Pl., Newport Beach, CA 92660

Phone: 415/819-0143

Prepared for: Mr. Mr. Dennis Carey
Development Manager
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Prepared by: Arborgate Consulting, Inc.
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Tustin, CA 92780
714/ 731-6240

Dated: 2/2/2023

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Introduction

Executive Summary

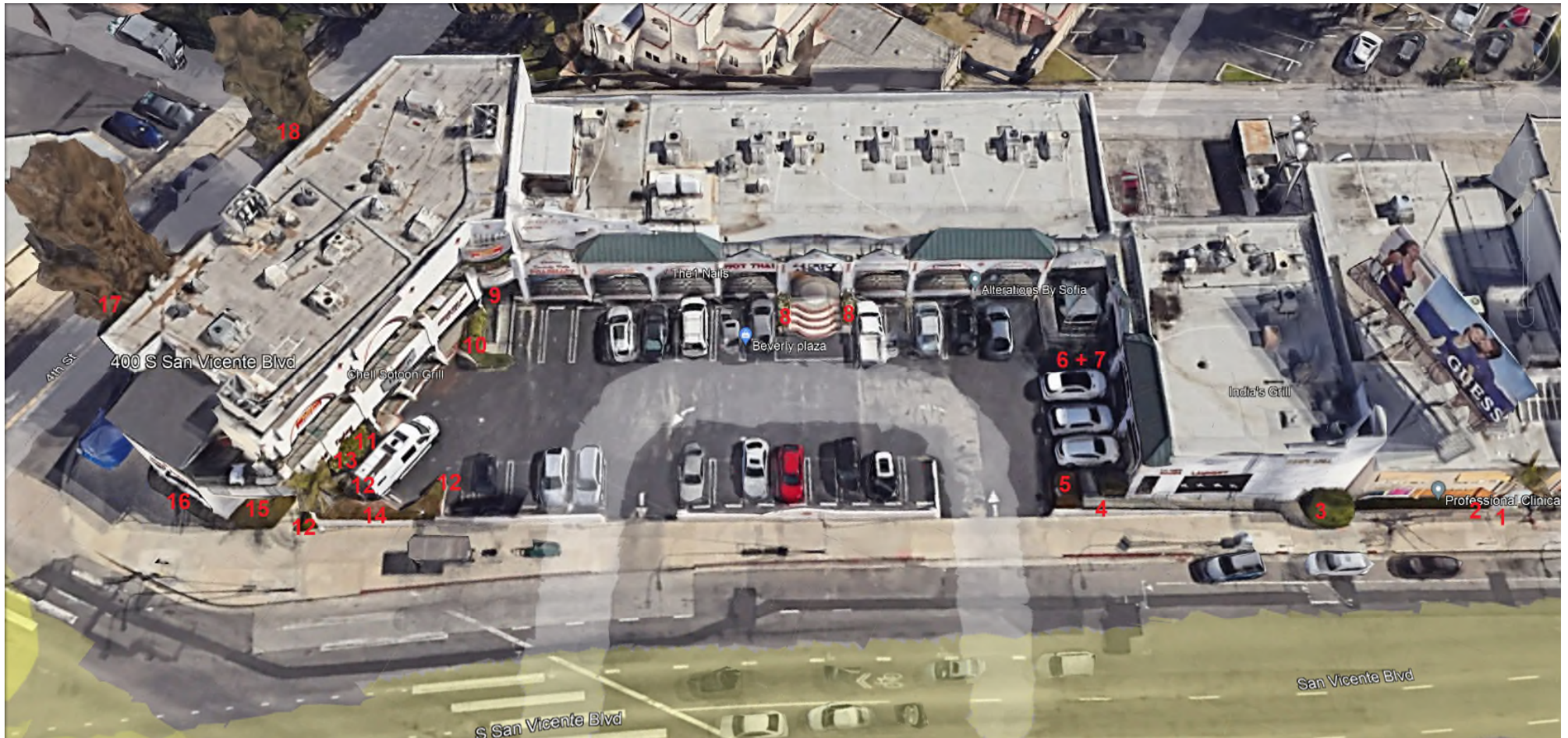
400 S. San Vicente, LLC is planning to build a 126-unit apartment building at 400-432 S. San Vicente, in Los Angeles. The existing property is open and operating. It is comprised of two buildings, 400 S. San Vicente, a 2-story retail/commercial structure built approximately 1985/1986; and 432 S. San Vicente, a 2-story commercial structure built approximately 1965. The planned development will be an 8-story residential (Type 1A construction) project, with approximately 126 units. To build the proposed apartments will require the removal of the buildings and plantings.

The landscaping of this property is minimal and composed of common exotic plants. At this time there is some question whether the two street trees on 4th Street need to be replaced..

Scope of Work

Arborgate Consulting was asked to submit a proposal to review, describe, and map all vegetation on site and the two street trees, professional opinions and report as appropriate for the City of Los Angeles, Urban Forestry Division. Each species is to be photographed, measured and evaluated to aiding completion of the Environmental Assessment Form, to assist city staff in determining the appropriate environmental clearance for this project.

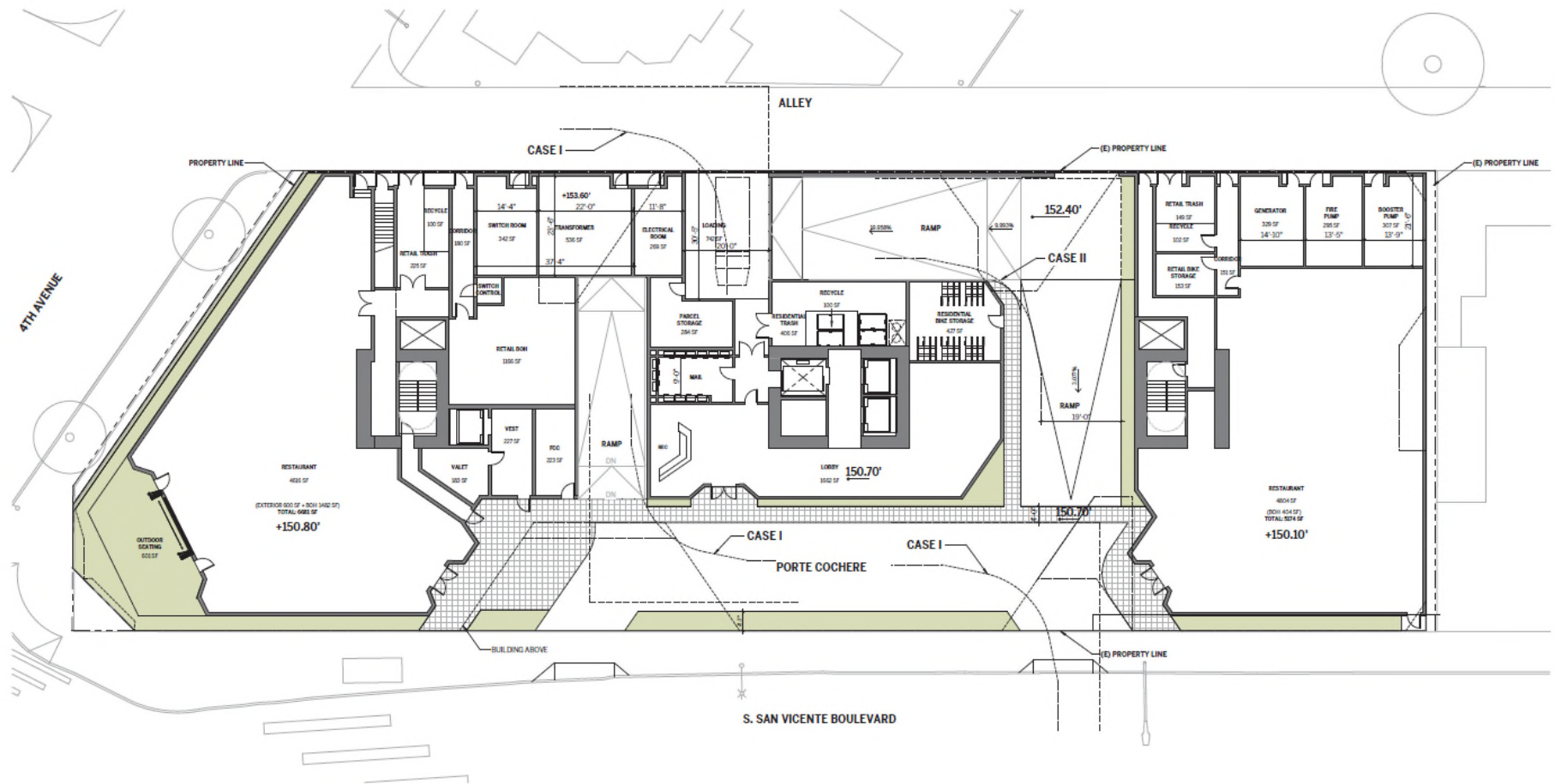
Plant Location Map



Plant numbers are in red and run from right to left.

A separate larger scale version is available on request.

Site Plan



Observations

Project Overview

Please see the above aerial, plant map, and Site Plan. The 8-story apartment building will be located near the intersection of La Cienega and South San Vicente, at 4th Street. The site is sloped slight down to the south. Most of the site soil appears moist for the plants. There is a mixture of aging “woody” and perennial plants on site, two street trees and one palm. The only tree on site is within the building under a stairwell. The affected plants are listed on page 7.

The purpose of this initial report is aid CEQA filings and requirements. This will be included in the SCEA

This site contains a mix of exotic trees and shrubs, but no protected, rare, endangered, or native trees were found. No plant species were found that are listed as federally threatened or endangered by the USFWS; or State listed as threatened or endangered or considered sensitive by the CDFW; and/or, are CNPS List 1A, 1B, or 2 species, as recognized in the CNPS’s Inventory of Rare and Endangered Vascular Plants of California.

All the plants appear to be in fair to good health for their age, except for some minor mineral nutrient deficiencies. The palm is in excellent health and condition. Most of the woody shrubs are kept sheared and in control, and there were no pest or disease issues. The camellias are less than healthy, lacking a good layer of mulch. The roses are old and need to be replaced. They also need more mulch, and have minor pest and disease issues, and are over pruned. They really need more

sun than the adjoining building allows. The perennials are in mixed health and condition. The lantana has many dead stems, but about half is in good health. Most of the lily-of-the Niles are in weak health.

Matrix of Findings

Map#	Species	Size/DBH	Ht	Wd	Health	Structure	Root space	Quantity	Comments
1	Archontophoenix cunninghamiana	7.2"	20'th	20'	A	A	3'wide	1 palm	Curves out
2	Capsicum species	0.8"	5'	3'	A	B	3'wide	1 shrub	leans out
3	Ficus benjamina	10"b	3'	2'	D	D	3'wide	1-3' stump	stump by SMR
4	Lycianthes ratonetti	N/A	5'	3x6'	B	C	3x6'	hedge	lower half bare
5	Raphiolepis indica cv	N/A	30"	5x9.5'	B	B	5x9'	low hedge	Sheared hedge
6	Rosa hybrid tea	3" at soil	3'	2'	C	C	18"	2ea	Sparse pale
7	Agapanthus africanus	N/A	15"	30"	C	C	18"	4ea	3 sparse
8	Rosa hybrid tea	3" at soil	3'	2'	C	C	12"	6ea	3 in each planter
9	Ficus benjamina	4ea at 1"b	10'	6'	B	C	8x14'	1 ea	Codominant, inc
10	Trachelospermum jasminoides	5ea at 2"b	4.5'	3x24'	B	B	sml planter	5ea	On railing
11	Camellia japonica	1.5"b	4.5'	3'	C	C	2' wide	6ea	5ea @ 1-2' high
12	Pittosporum tobira Wheeler Dwf.	3"b	3'	3'	C	C	lrg planter	1 ea	1-sided, flat
13	Pelargonium peltatum	N/A	6"	12"	C	C	2'wide	3ea	under camellias
14	Raphiolepis indica cv	N/A	30"	4x26'	A	C	4x26'	low hedge	#12 at each end
15	Raphiolepis indica cv	N/A	30"	11x8'	C	C	11x8'	low hedge	dusty, empty ctr
16	Lantana montevidensis	N/A	2'	3x22'	C	C	3x22'	part hedge	Browning
17	Casuarina cunninghamiana	28.3"	50'	28'	B	C-	4x4.5'	street tree	Codominant, Hd, SW lift
18	Casuarina cunninghamiana	32"	55'	28'	B	C-	8x4.5'	street tree	Codominant, Hd, SW lift

Common abbreviations in the matrix above include:

ea = each

Hd = headed

inc = included bark

SMR = backflow device

SW=sidewalk

T-bow = bowed trunk

Rating System

The rating system works like school grades. A is excellent, B is good, C is average (not good but not declining), D is poor, and F is dead or close to. In structure, A is without apparent defect, B is few minor defects, C is some correctible defects, and D is correctible with overly severe pruning.

Common name / Botanic name Cross Reference

Species	Common name
Agapanthus africanus	Lily of the Nile
Archontophoenix cunninghamiana	King palm
Camellia japonica cv	Camellia cultivar
Capsicum species cv	Ornamental pepper
Casuarina cunninghamiana	River she-oak
Ficus benjamina	Chinese weeping banyan
Lantana montevidensis	Lantana
Lycianthes ratonetti	Purple potato bush
Pelargonium peltatum	Trailing geranium
Pittosporum tobira Wheeler Dwf	Dwarf pittosporum
Raphiolepis indica cv	Indian hawthorn cv
Rosa hybrid tea	Hybrid tea rose cv
Trachelospernum jasminoides	Star jasmine

Photographic Documentation



#1 King palm



#2 Ornamental pepper



#3 Chinese weeping banyan was cut to a stump



#4 Purple potato shrub maintained as a shrub.



#5 Indian hawthorn maintained as a low shrub / ground cover.



#8 Hybrid tea roses in a narrow planter.



#6 Hybrid tea roses in a narrow planter.



#8 Hybrid tea roses in a narrow planter



#9 Chinese weepin banyan has 4 codominant trunks



#10 Star jasmine maintained as a chrub.



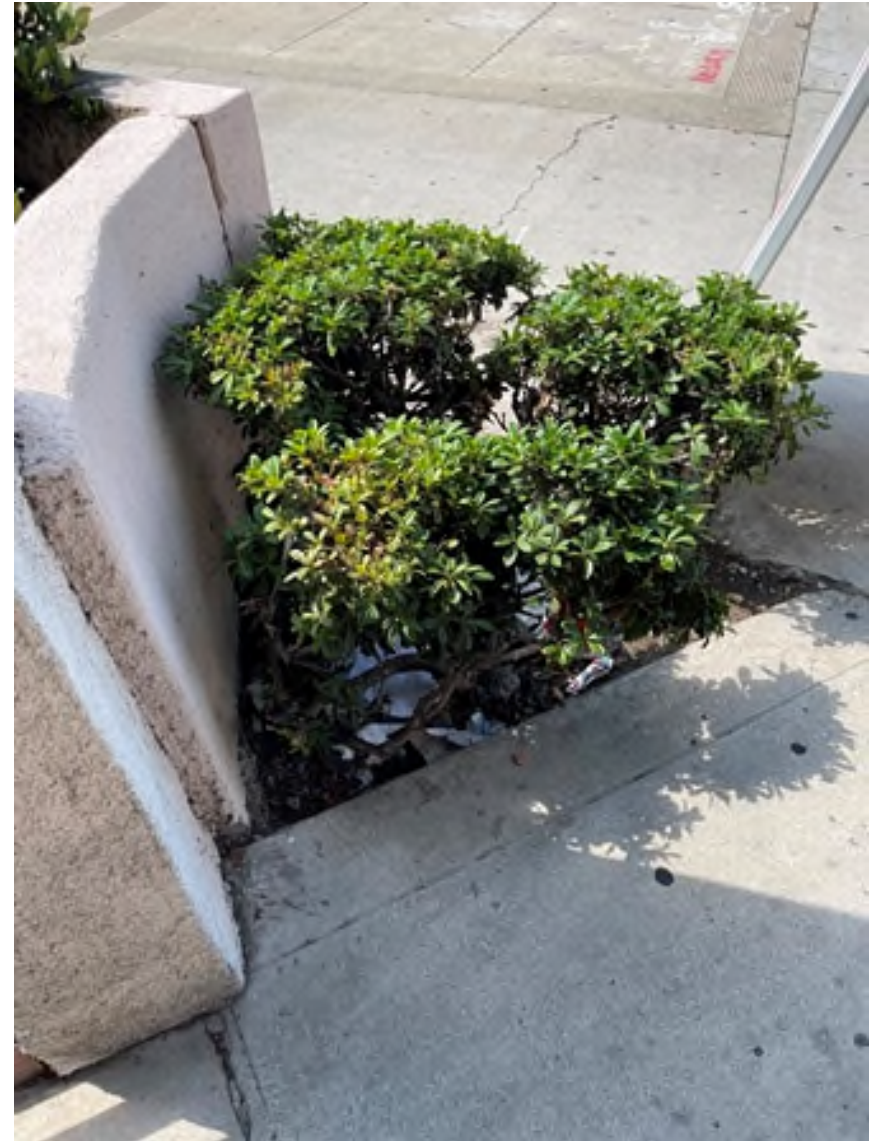
#11 Camellias. The first is the best. The rest are stunted.



#12 Wheeler's dwarf mock orange.



#13 Geraniums are growing between the camellias.



#12 Wheeler's dwarf mock orange are planted at the corners of the Indian hawthorn beds



#14 Indian hawthorn with #12 Wheeler's dwarf mock orange at the corners.



#14 Indian hawthorn at the sidewalk.



#15 Indian hawthorn at the sidewalk



#16 Lantana at the north corner.



#17 River she-oak



Note its roots lifting the sidewalk



#18 River she-oak



Its base has filled the planting space.

Analysis of Options

Transplanting

There are no trees of sufficient health, condition or value to justify transplanting. King palms are very difficult to transplant successfully, there is only one, and there is only a small window of time when it can be done at all. The Chinese weeping banyans are in poor condition and would not make suitable street trees. The river she-oaks have outlived their lives as street trees, and are virtually impossible to transplant. Then, of course, transplanting the shrubs makes even less sense.

Protecting in Place

Building an eight-story apartment building covering this entire site, requires removing everything, buildings, infrastructure, paving and plants. While the street trees are technically off-site, it is hard to know how much of the roots are off-site. Trying to keep over-grown street trees does not make sense. In addition, there is a significant risk that the site work could destabilize these large trees. This is the time to consider what size and type of tree would be a better long-term choice for these planting locations.

Recommendations

New Street Trees

The City of Los Angeles Urban Forestry Division will decide what species of trees will replace the two existing street trees and any new trees along San Vicente. The hope is that the new site use and building will be considered when it comes time to make that decision. A tall narrow tree species, like the existing trees, seems to be what is called for. A larger sidewalk cutout may also be called for, and/or underground provision for more root space.

Testing & Evaluation

Visual Analysis of Plant Condition

All the subject plants were evaluated for structural condition and health. The structural condition of trees was evaluated without dissection on a visual basis only. The root crown was examined, as far as it was visible, without excavation. Shrubs and ground covers had no root inspection.

The health was evaluated on a visual basis. If there were no nutrient deficiency symptoms, the foliage was full and dense, the trunk normal or thicker, and there were no pest or disease symptoms, it was assumed that they were healthy. To the degree that symptoms or problems existed, the plants were rated for health on a five-point scale (A to F, F being dead).

For trees, the structural condition, i.e., foliage, limbs, branches, trunk and base were evaluated on a similar five-point scale. Likewise, the best structural condition is termed “A” or excellent. If there were only a couple minor problems or defects, the condition is called “B” or good. If the structure was such that the palm was not in jeopardy, but it was not good, the condition is called “C” or fair. If the palm was at risk of some sort of failure, but might be corrected, the structural condition is called “D” or poor. “F” is dead or dangerous.

No laboratory testing has been performed, either in terms of pathology, pull testing or decay testing. Symptoms of nutrient deficiency or disease were based solely on visual indications. No lab testing was done to confirm either.

Assumptions and Limiting Conditions

1. Any legal description provided to this consultant is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in nature.
2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations.
3. Care has been taken to obtain as much information as possible from reliable sources. Data has been verified insofar as possible. However, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
4. This consultant shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule or contract of engagement.
5. Unless required by law otherwise, possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person and project to whom it is addressed, without the prior expressed written or verbal consent of this consultant.
6. Unless required by law otherwise, neither all nor any part of this report or a copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, new, sales or other media without the prior expressed written consent of this consultant - particularly as to the identity of the consultant, or any reference to any professional society or institute or to any initialed designation conferred upon this consultant as stated in his qualifications.
7. This report represents the opinion of this consultant, and this consultant's fee is in no way contingent upon the reporting of a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
8. Sketches, drawings, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys unless expressed otherwise. The reproduction of any information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is for the express purposes of coordination and ease of reference only. Inclusion of said information on any drawings or other documents does not constitute a representation by Arborgate Consulting as to the sufficiency or accuracy of said information.
9. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; conditions change and monitoring is needed to stay abreast of these changes, and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring.
10. This report is the completed work product. Any additional work, including, e.g. production of a site plan, addenda and revisions, monitoring, or inspection of tree protection measures, must be contracted separately.
11. Use of the report is dependent upon payment and non payment voids all legal use of the report. Ownership of any documents produced passes to the Client only when all fees have been paid.
12. Loss or alteration of any part of this report invalidates the entire report.

Appendix

A. Resume

B. Documentation of Credentials

C. Glossary

A. Resume

GREGORY W. APPEGATE, ASCA, ASLA emeritus

PROFESSIONAL REGISTRATIONS:

American Society of Consulting Arborists - Registered Consulting Arborist #365
American Society of Consulting Arborists – Tree & Plant Appraisal Qualified
International Society of Arboriculture - Tree Risk Assessment Qualified
International Society of Arboriculture - Certified Arborist # WE-180a

EXPERIENCE:

Mr. Applegate is an independent consulting arborist. He has been in the horticulture field since 1963, providing professional arboricultural consulting since 1984 within both private and public sectors. His expertise includes appraisal, tree preservation, diagnosis of tree growth problems, construction impact mitigation, environmental assessment, expert witness testimony, hazard evaluation, pruning programs, species selection and tree health monitoring.

Mr. Applegate has consulted for insurance companies, major developers, theme parks, homeowners, homeowners' associations, landscape architects, landscape contractors, property managers, attorneys and governmental bodies.

Notable projects on which he has consulted are: Disneyland, Disneyland Hotel, DisneySeas-Tokyo, Disney's Wild Animal Kingdom, the New Tomorrowland, Disney's California Adventure, Disney Hong Kong project, Knott's Berry Farm, J. Paul Getty Museum, Tustin Ranch, Newport Coast, Crystal Court, Newport Fashion Island Palms, Bixby Ranch Country Club, Playa Vista, Laguna Canyon Road and Myford Road for The Irvine Company, MTA Expo Line, MWD-California Lakes, Paseo Westpark Palms, Loyola-Marymount campus, Cal Tech, Cal State Long Beach, Pierce College, The Irvine Concourse, UCI, USC, UCLA, LA City College, LA Trade Tech, Riverside City College, Crafton Hills College, MTA projects, and the State of California review of the Landscape Architecture License exam (re: plant materials)

EDUCATION:

Bachelor of Science in Landscape Architecture, California State Polytechnic University, Pomona 1973
Arboricultural Consulting Academy (by ASCA) Arbor-Day Farm, Kansas City 1995
Continuing Education Courses in Arboriculture, required to maintain Certified Arborist status and for ASCA membership

PROFESSIONAL AFFILIATIONS:

American Society of Consulting Arborists (ASCA), Registered member
International Palm Society, Full member
International Society of Arboriculture (ISA), Certified member
California Tree Failure Report Program, UC Davis, Participant
Street Tree Seminar (STS), Member

COMMUNITY AFFILIATIONS:

Horticulture Advisory Committee, Saddleback College (1988 -1999)
Landscape Architecture License Exam, Reviewer, Cal Poly Pomona (1986-90)
American Institute of Landscape Architects (L.A.) Board of Directors (1980-82)
California Landscape Architect Student Scholarship Fund - Chairman (1985)
International Society of Arboriculture - Examiner-tree worker certification (1990)
Guest lecturer at UCLA, Cal Poly, Saddleback College, & Palomar Junior College
ASCA 2011 Nominations Committee and A3G appraisal update committee
ASCA, Industry definitions committee 2009-2010
ASCA web site, west coast tree question responder (2007-2016)

B. Credentials



The International Society of Arboriculture

Hereby Announces That

Gregory W. Applegate

Has Earned the Credential

ISA Certified Arborist ®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Caitlyn Pollihan

Caitlyn Pollihan
CEO & Executive Director

28 July 1997

Issue Date

30 June 2024

Expiration Date

WE-0180A

Certification Number



*The American Society
of
Consulting Arborists*

*in recognition of fulfillment of the requirements for
Registered Consulting Arborist® status*

confers upon

Gregory W. Applegate, RCA #365

Registered Membership



Dr. James R. Clark, RCA #357
President



Beth W. Palys, FASAE, CAE
Executive Director



The American Society of Consulting Arborists

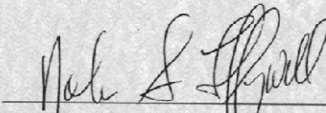
in recognition of fulfillment of specified requirements

confers upon

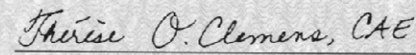
Gregory Applegate, RCA #365

Tree and Plant Appraisal Qualification

Effective December 7, 2019–December 7, 2024


John S. Leffingwell, RCA #442
President




Thérèse O. Clemens, CAE
Executive Director

C. Glossary

Arboriculture	The cultivation and care of trees and shrubs.
Arborist	professional who possesses the technical competence gained through experience and training to provide for or supervise the management of trees and other woody plants in residential, commercial or public settings.
Chlorotic	Lacking in chlorophyll, typically yellow or yellowish in color.
Compaction	(Soil Compaction) The compression of soil, causing a reduction of pore space and an increase in the density of the soil. Tree roots cannot grow in compacted soil.
Crown	The upper portions of a tree or shrub, including the main limbs, branches, and twigs.
DBH	Diameter of the trunk, measured at breast height or 54 inches above the average grade. Syn. = caliper.
Decline	Progressive reduction of health or vigor of a plant.
Dieback	Progressive death of buds, twigs and branch tissues, on individual limbs, or throughout the canopy.
Hedge	a living fence of shrubs (usually uniformly sheared)
Heading	Pruning techniques where the cut is made to a bud, weak lateral branch or stub
Palm	A tropical or subtropical monocotyledonous tree or shrub, usually having a woody, unbranched trunk and large, evergreen, fan or feather-shaped leaves at the top.
Perennial	plants that live several to many years
Phenology	the study of periodic biological processes, or the timing of natural processes and phenomena, such as onset of growth, bud swelling, root growth, shedding of leaves, etc.
Root crown	Area at the base of a palm where the roots and stem merge (synonym - root collar).
Root system	The portion of the tree containing the root organs, including buttress roots, transport roots, and fine absorbing roots; all underground parts of the tree.
Root zone	The area and volume of soil around the tree in which roots are normally found. May extend to three or more times the branch spread of the tree, or several times the height of the tree.

Shrub	The name usually given to a relatively short (less than 15 feet) woody plant, with multiple stems arising near the ground.
Species	Taxonomic classification below genus. 1. A group of plants with common characteristics or consistent differences in morphology, ecology or reproductive behavior, distinct from others of the same genus. 2. The basic unit in plant taxonomy; the Latin binomial consisting of the genus and specific epithet; it is both singular and plural
Street tree	A tree growing adjacent to dedicated roadways and within the city's right of way.
Stress	"Stress is a potentially injurious, reversible condition, caused by energy drain, disruption, or blockage, or by life processes operating near the limits for which they were genetically programmed." Alex Shigo
Trunk	The main stem or axis of a tree that is supported and nourished by the roots and to which branches are attached
Urban forestry	The management of urban trees in mass vs. as individuals. Urban and community forestry involves the planting, care and management of the trees where we live. The trees and related vegetation in our cities are an important asset that needs to be managed in order to maintain community livability. The urban forest is the mosaic of the planted landscape and the remnant native forests left behind as our cities have developed
Value	Value is the present worth of future benefits. Value is not necessarily cost.

Disclaimer

Good current information on tree preservation has been applied. However, even when every limb and root is inspected, inspection involves sampling, therefore some areas of decay or weakness may be missed. Weather, winds and the magnitude and direction of storms are not predictable and some failures may still occur despite the best application of high professional standards. Future tree maintenance will also affect the trees health and stability and is not under the supervision or scrutiny of this consultant. Continuing construction activity such as trenching will also affect the health and safety, but are unknown and unsupervised by this consultant. Trees are living, dynamic organisms and their future status cannot be predicted with complete certainty by any expert. This consultant does not assume liability for any tree failures involved with this property.

Certification

I, Gregory W. Applegate, certify to the best of my knowledge and belief:

That the statements of fact contained in this report are true and correct. That the report analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal unbiased professional analysis, opinions and conclusions.

That I have no present or prospective interest in the vegetation that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.

That my compensation is not contingent upon the reporting of a predetermined conclusion, that favors the cause of the client, the attainment of stipulated result or the occurrence of a subsequent event.

That my analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the standards of arboricultural practice. As of this report date, I have completed the requirements of continuing education for Registered Consulting Arborist.

That my opinions are based on the information known to me at this time. No internal dissection or decay investigation was made.

That I have made a personal inspection of the trees that are the subject of this report. No one provided significant professional assistance to the person signing this report.

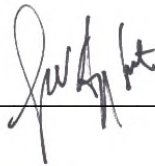
Furthermore, the opinions above are held with reasonable degree of professional certainty, predicated on over 50 years of experience in the nursery, landscape, and arboricultural industries and the documents and information provided me.

I do not authorize out of context quoting from or partial reprinting of this appraisal report. Neither all or any part of this report shall be disseminated to the general public by the use of media for public communication without the prior written consent of the undersigned.

Arborgate Consulting, Inc.

Gregory W. Applegate

Registered Consulting Arborist #365



Date 02-2-23