

# Appendix B

## **Tree Report**



# Seward Street Development

## City of Los Angeles Tree Report

**Project Address**

936-962 Seward Street, and  
949-959 South Hudson Avenue  
Los Angeles, California 90019

**Environmental Case Number**

CPC-2023-5532-ZC-HD-CU-SPR-WDI  
(956 N SEWARD ST)

**Community Plan Area**

Hollywood

**Council District**

13

AN for BR  
**REVIEWED BY**  
*[Signature]* 7/24/24

Bryan Ramirez, St. Tree Superintendent  
Urban Forestry Division  
Reviewing Tree Report Only  
Review of report does not  
indicate UFD approval for  
any tree removal

**Project Team Information***Owner/Applicant Name*

**Baranof Holdings Land Development LLC**  
2850 North Harwood Street, Suite 1000  
Dallas, Texas 75201

Contact: Luc Hebert

*Representative Name*

**Mayer Brown LLP**  
333 South Grand Avenue, 47th Floor  
Los Angeles, California 90071

Contact: Edgar Khalatian

*prepared for*

**Baranof Holdings Land Development LLC**  
2850 North Harwood Street, Suite 1000  
Dallas, Texas 75201

*prepared by*

**Rincon Consultants, Inc.**  
209 East Victoria Street  
Santa Barbara, California 93101  
Nate Faris, ASCA RCA #517 and ISA BCMA #IN-3274B

November 2023

Rincon Consultants, Inc.

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- Appendix D Tree Photograph Index

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# Executive Summary

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This Tree Report was prepared by Rincon Consultants' (Rincon) "Tree Expert", Nate Faris (American Society of Consulting Arborists [ASCA] Registered Consulting Arborist [RCA] #517 and International Society of Arboriculture [ISA] Board Certified Master Arborist [BCMA] # IN-3274B), at the request of Baranof Holding Land Development LLC for the Seward Street Development Project (Project), a proposed seven-story, 168,765 sq ft storage building, which would consist of existing sidewalk expansion, 118,681 sq ft of self-storage, 48,984 sq ft of temperature-controlled film and media storage, 1,100 sq ft of leasing uses, located on approximately 1.4-acres at 936-956 Seward Street/947-957 South Hudson Avenue (Site), in the Hollywood Community Plan Area of the City of Los Angeles (City). The project is not within an overlay area, and no woodlands were found on or near the Site, so a habitat integrity analysis was not conducted.

The tree survey identified eight parkway trees and seven on-site significant trees. The Project proposes the retention and protection of five parkway trees; the removal/replacement (at a 2:1 ratio) of three parkway trees, and the removal/replacement (at a 1:1 ratio) of seven on-site significant trees. Six replacement trees will be planted in the adjacent parkway, and seven replacement trees will be planted on-site, a total of 13 replacement trees. All replacement trees will be of the 24-inch box size at a minimum, and parkway replacement tree species selection will conform to the City's "Street Tree Selection Guide".

Avoidance and minimization measures were considered, resulting in the retention and protection of five parkway trees. Such measures were found not feasible for preserving some existing trees for various reasons, including sidewalk expansion overlapping with the trunk locations of the seven on-site significant trees and the poor physical condition of three parkway trees.

As part of the overall development, this Project proposes to retain five trees and plant a total of 44 trees (eight parkway trees and 36 on-site trees) which is 31 more trees than is required for replacement trees (13 required replacement trees). Best Management Practices are outlined to guide tree protection, tree planting, establishment watering, establishment pruning, and monitoring.

# 1 Project Overview

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## 1.1 Purpose of Tree Report

### Purpose

The purpose of this report is to provide required, tree-related documentation for the Project. This documentation includes a survey of 15 trees on the Project Site or within the adjacent parkway.

### Intended Use

This report is intended to be used by Baranof Holdings Land Development LLC for submission to the City of Los Angeles' (City) Department of City Planning as part of the Project's development requirements.

### Assignment

The assignment included 1) surveying and mapping on-site protected native trees/shrubs, on-site non-protected significant trees, adjacent parkway trees, and protected trees within 50 feet of the Project Site; 2) identifying potential Project impacts to trees; 3) articulating proposed tree preservation and/or removal; and 4) prescribing avoidance/minimization measures during ground disturbance activities. The survey was limited to ground-level visual inspections of trees. An assessment of risks or hazardous conditions was not included in the assignment.

## 1.2 Project Information

### General Information

The project name is "Seward Street Development." The Environmental Case Number associated with the Project is CPC-2023-5532-ZC-HD-CU-SPR-WDI (956 N SEWARD ST). Table 1 and Table 2 summarize the Project Site information and the Project team information.

**Table 1 Project Site Information**

Address	APN	Zoning	Land Use Designation	Size (sq. ft.)
957 North Hudson Avenue	5533-023-001	(T)(Q)M1-2D	Commercial/Industrial	7,400
953 North Hudson Avenue	5533-023-002	(T)(Q)M1-2D	Commercial/Industrial	6,800
947 North Hudson Avenue	5533-023-003	(T)(Q)M1-2D	Commercial/Industrial	6,500
936 Seward Street	5533-023-0176	(T)(Q)M1-2D	Commercial/Industrial	27,400
952 Seward Street	5533-023-017	(T)(Q)M1-2D	Commercial/Industrial	6,800
956 Seward Street	5533-023-018	(T)(Q)M1-2D	Commercial/Industrial	7,561
<b>Total Area of Parcels</b>				<b>62,461</b>

**Table 2 Project Team**

Role	Company	Name	Phone	Email
Owner	Baranof Holdings Land Development LLC	Luc Hebert	337-962-3388	lhebert@baranofholdings.com
Applicant	Baranof Holdings Land Development LLC	Luc Hebert	337-962-3388	lhebert@baranofholdings.com
Representative	Mayer Brown LLP	Edgar Khalatian	213-229-9548	ekhalatian@mayerbrown.com
Tree Expert	Rincon Consultants, Inc.	Nate Faris	805-696-2156	nfaris@rinconconsultants.com

### City of Los Angeles Tree Regulations

The City's Preservation of Protected Trees Ordinance No. 186873 (Protected Tree Ordinance) and the City's Municipal Code (LAMC) §§46.00-46.06 defines protected trees as any of the following southern California native tree species measuring 4 inches or more in cumulative diameter at 4.5 feet above the ground level at the base of the tree: Oak trees including valley oak (*Quercus lobata*), California live oak (*Quercus agrifolia*), or any of tree of the oak genus indigenous to California but excluding scrub oak (*Quercus berberidifolia*); southern California black walnut (*Juglans californica*); western sycamore (*Platanus racemosa*); and California bay (*Umbellularia californica*), and protected shrubs, including Mexican elderberry (*Sambucus Mexicana*) and toyon (*Heteromeles arbutifolia*). In accordance with the Protected Tree Ordinance, no person shall relocate or remove any protected tree without obtaining a permit from the City.

In addition, the City requires a permit for removal or cutting of any tree (regardless of size) in or upon any street or parkway in the City, per LAMC § 62.171 of the City's Municipal Code. To apply for this permit, all city trees proposed for removal must be highlighted and color photos of each tree provided. Typically, an inventory of "significant" trees is required by the City Planning Department for development permits. A significant tree includes any non-protected tree with a cumulative trunk diameter of 8 inches or more.

## 1.3 Project Location

The approximate 1.4-acre Project Site at 936-956 Seward Street/947-957 South Hudson Avenue, in the Hollywood Community Plan Area of the City, contains a 40,000 square foot film storage building and parking lot. The Ventura Freeway (U.S. Route 101) is located approximately 1.5 miles east of the Project Site. The entire site, as well as the adjacent parkway, is proposed for disturbance and development. Figure 1 and Figure 2 on the following pages show the Project Location Map and the Project Boundary Map.

**Figure 1 Project Regional Location**

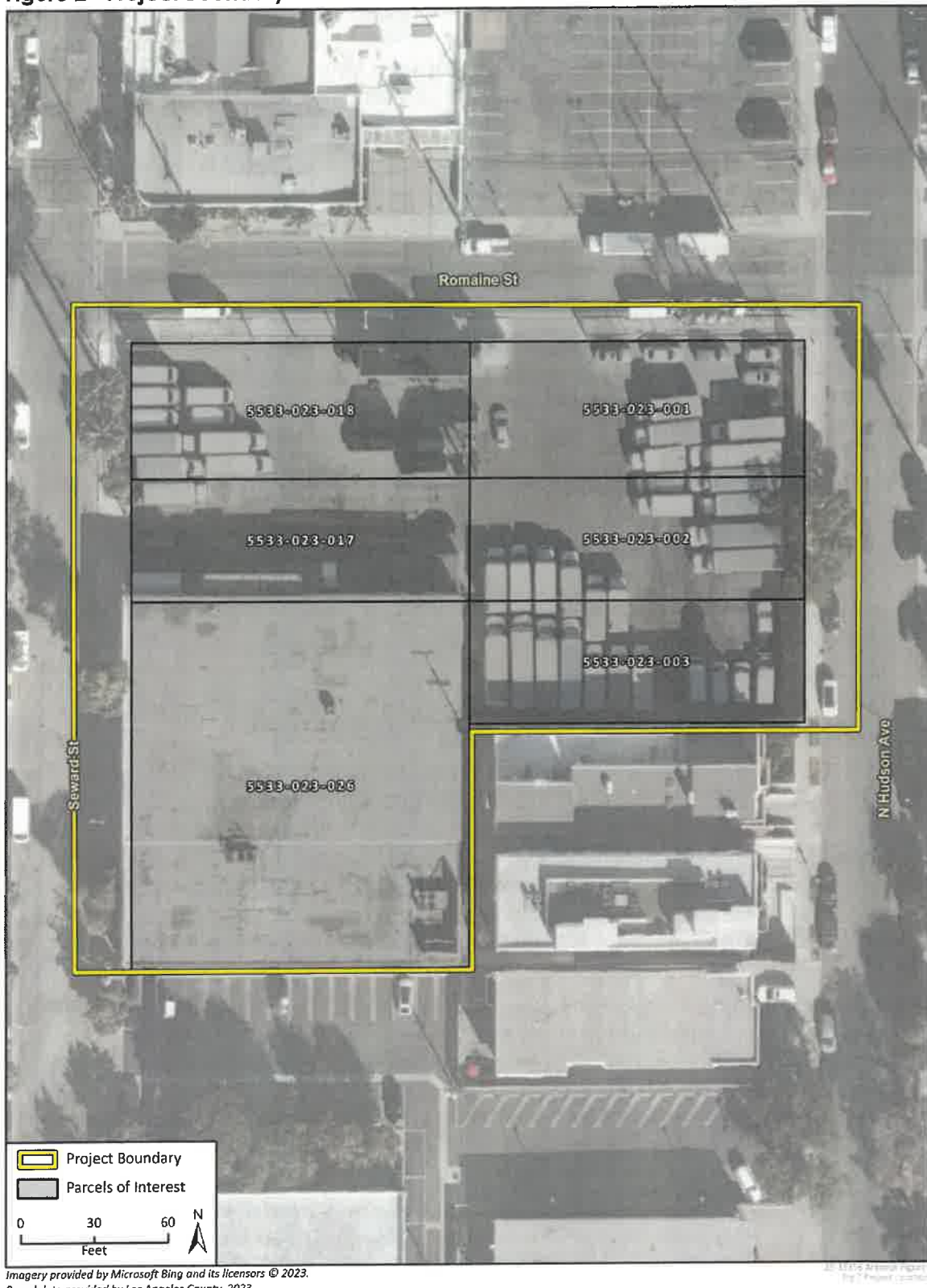


★ Project Location

N



Figure 2 Project Boundary



## 1.4 Proposed Development

The Project includes the demolition of an existing 40,000 square foot (sq ft) film storage building and its associated parking lot, and the construction of a seven-story, 168,765 sq ft storage building, which would consist of 118,681 sq ft of self-storage, 48,984 sq ft of temperature-controlled film and media storage, and 1,100 sq ft of leasing uses. The Project would have a floor area ratio (FAR) of 3.1.

Regarding easements, Appendix A contains a July 26, 2023, ALTA/NSPS Land Title Survey detailing existing easements. Regarding off-site improvements, the Project includes proposed sidewalk widening/improvement (additional 2 feet of width) along Seward Street, Hudson Avenue, and Romaine Street, which can be seen in Appendix B—Site Plan With Locations of Existing and Proposed Trees. Regarding construction staging and ingress/egress, the construction equipment staging area will be located on the northeast corner of the site (where the new parking lot is shown on the site plan) with ingress/egress through the existing driveway on Romaine Street.

Regarding proposed grading and topological modifications, the property slopes down about 4 feet from the northwest corner to the south property line where the building will be constructed. The finished floor elevation of the building will be approximately the same elevation as the existing street at the south end of the property. The building's finished floor elevation will remain relatively constant all the way to the leasing office, which will step up about 4 feet. The leasing office will be in the northeast corner of the proposed building. The Grading Plan/Site Plan with the locations of existing and proposed trees can be found in Appendix B.

The current Project schedule is as follows:

- Entitlements approved by August 2024
- Building Permit approved by May 2025
- Site work: May 2025-August 2025
- Building construction: August 2025-December 2026
- Concrete, paving, and landscaping: January 2026

## 1.5 Tree Retention/Preservation Efforts

The Project Site contains seven on-site significant trees on its eastern border, all weeping fig trees (*Ficus benjamina*) maintained as a hedge. The Project's sidewalk expansion by two feet of width overlaps with the trunk locations of these seven significant trees, therefore removal of these trees is unavoidable. These trees will be replaced on-site at a 1:1 ratio as described in the Best Management Practices section of this tree report.

The adjacent Seward Street parkway contains six parkway trees. The parkway sidewalk is proposed for complete sidewalk replacement plus widening by two feet. Five trees in the parkway are in good condition and are proposed for retention and protection, including two Canary Island date palm (*Phoenix canariensis*) trees, two Brisbane box (*Lophostemon confertus*) trees, and one jacaranda tree. One lemon bottlebrush (*Jacaranda mimosifolia*) tree in the parkway is in poor condition and is proposed for removal and replacement at a 2:1 ratio within Project Site adjacent parkway as described in the Best Management Practices section of this tree report.

The adjacent Hudson Avenue parkway contains two parkway trees. The parkway sidewalk is proposed for complete sidewalk replacement plus widening by two feet. The two camphor (*Cinnamomum camphora*) trees in this parkway are both in poor condition and are proposed for

removal and replacement at a 2:1 ratio within Project Site adjacent parkway as described in the Best Management Practices section of this tree report.

## 2 Tree Assessment

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### 2.1 Field Methodology

Rincon’s “Tree Expert”, Nate Faris (ASCA RCA #517 and ISA BCMA # IN-3274B), surveyed the Project Site for protected trees and significant trees, as well as the adjacent right-of-way for parkway trees, and within 50 feet of the Project Site for protected trees, on November 1, 2023, from 11:30 a.m. to 2:30 p.m. The weather during the visit was sunny with Fahrenheit temperatures in the 80s.

Tree locations were recorded using a Geode global positioning system (GPS) device capable of submeter accuracy and mapped using ArcGIS software. All trees were assigned a unique identification number and tagged with a corresponding metal tag on the north-side of the trunk or on the most accessible side. An assessment of risks or hazardous conditions was not included as part of this survey.

For each tree, the Tree Expert used a diameter tape measure to measure trunk diameter at standard height (DSH) at 4.5 feet above grade, in accordance with trunk diameter measurement standards as described on pages 36-41 of the *Guide for Plant Appraisal, 10<sup>th</sup> Edition Revised*. For trees with multiple trunks at standard height, each trunk was measured and a cumulative DSH (CDSH) was calculated using the formula:  $CDSH = \sqrt{DSHa^2 + DSHb^2 + \dots}$ .

The Tree Expert also estimated tree height, estimated crown spread in eight cardinal directions, and conducted a general health assessment. Health condition, including evidence of disease, insect pests, structure, damage, and vigor, was assessed to determine an overall condition rating based on archetype trees of the same species, using the criteria described in Table 3 below. Photographs of each tree are included in Appendix D—Tree Photograph Index.

**Table 3 Overall Condition Rating Criteria**

Rating	Structure
Excellent	The tree exhibits well-developed buttress roots and is structurally stable. The crown is balanced and full of dark green leaves. Tree exhibits excellent vigor and there are no signs or symptoms of biotic or abiotic disorders. Provides shading and is aesthetically pleasing.
Good	Trunk is well developed with well attached limbs and branches; some flaws exist but are minor. Good foliage cover and density, annual shoot growth above average. Provides shading and has minor aesthetic flaws.
Fair	Flaws in trunk, limb, or branch development are minimal and are typical of this species and geographic region. Minimal visual damage from biotic or abiotic disorders, such as insect infestation, disease, or fire damage, respectively; average foliage cover and annual growth.
Poor	Limbs or branches are poorly attached or developed. Canopy is not symmetrical and/or tree is leaning. Branches or trunks are unnaturally contacting the ground. May exhibit fire damage, responses to external encroachment/obstructions or existing insect/disease damage.
Dead	Trunk, limbs, and branches have no visible sign of life. Canopy leaves are non-seasonally absent or uniformly brown throughout, with no evidence of new growth.

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## 2.2 Data Analysis

Tree data collected during the fieldwork can be found in the following locations:

- Appendix B—Site Plan With Locations of Existing and Proposed Trees
- Appendix C—Existing Tree Data Table
- Appendix D—Tree Photograph Index

The tree survey of the Project Site found eight parkway trees in the adjacent right-of-way, and seven significant trees on-site. The survey did not find any protected trees (listed in the City’s Preservation of Protected Trees Ordinance No. 186873) on-site, nor within 50 feet of the Project Site.

### Parkway Trees

Of the eight parkway trees found in the tree survey, five are proposed for retention/protection, and three are proposed for removal/replacement.

The five parkway trees proposed for retention/protection are Trees 86, 88, 89, 90, and 91, which include two Brisbane box trees, two Canary Island date palms, and one jacaranda tree, with DSHs ranging from 1-32 inches, and condition ratings of good.

The three parkway trees proposed for removal/replacement are:

- Tree 87: This 19-inch DSH lemon bottlebrush tree (*Melaleuca citrina*) is in poor condition. The three main stems are attached in two codominant stem unions that are actively pulling apart (failing).
- Tree 92: This 28-inch DSH camphor tree is in poor condition. It exhibits significant trunk wounds with decay, 25 percent crown dieback, and significant sidewalk lifting.
- Tree 93: This 19-inch DSH camphor tree is in poor condition. It exhibits significant trunk wounds with decay, 15 percent crown dieback, and significant sidewalk lifting.

Regarding the findings for protected tree removal, the three parkway trees warrant removal because “the physical conditions of the trees are such that 1) there is a substantial decline from a condition of normal health and vigor of the trees, and their restoration through appropriate and economically reasonable preservation procedures and practices is not advisable, and 2) they are in danger of falling due an existing and irreversible condition.”

The three parkway trees proposed for removal are proposed to be replaced at a 2:1 ratio (six replacement trees) in the parkway adjacent to the Project Site. The minimum replacement tree size shall be a 24-inch box tree, and the species shall be either Australian willow (*Geijera parviflora*) or eastern redbud (*Cercis canadensis*), both of which are listed on the City’s “Street Tree Selection Guide”. The landscape plan includes planting eight parkway trees total, which is two more than is required (six parkway replacement trees).

### On-Site Significant Trees

Of the seven on-site significant trees found in the tree survey, all are proposed for removal/replacement. The seven on-site significant trees proposed for removal are Trees 94, 95, 96, 97, 98, 99, and 100. All seven trees are weeping fig trees (*Ficus benjamina*), with DSHs ranging from 8-15 inches, conditions ranging from fair-good, and all being maintained in hedge. The proposed

sidewalk expansion has the new sidewalk areas overlapping with the trunk locations of this hedge; therefore, tree removal is unavoidable given the sidewalk expansion.

Regarding the findings for protected tree removal, the seven on-site significant trees warrant removal because “the physical conditions of the trees are such that 1) their continued presence in their existing locations prevents the reasonable development of the property, and 2) their continued presence at their existing locations interferes with proposed utility services or roadways within or without the subject property, and the only reasonable alternative to the interference is the removal of the trees.”

The seven on-site significant trees proposed for removal are proposed to be replaced at a 1:1 ratio (seven replacement trees) within the Project Site. The minimum replacement tree size shall be a 24-inch box tree, and the species shall be African sumac (*Searsia lancea*). The landscape plan includes planting 36 on-site trees total, which is 29 more than is required (seven on-site replacement trees).

### **City Required Conservative Analysis (Removing All Trees)**

If all trees on-site, and in the adjacent right-of-way, were removed as part of post-approval site reconfigurations, it would result in the removal of eight parkway trees and seven on-site significant trees, a total of 15 trees removed. The eight parkway trees would be replaced at a ratio of 2:1, resulting in the planting of 16 parkway trees, at a minimum size of a 24-inch box tree, with species conforming to the City’s “Street Tree Selection Guide”. The seven on-site significant trees would be replaced at a ratio of 1:1, resulting in the planting of seven on-site trees, at a minimum size of a 24-inch box tree. The total for replacement trees, both parkway and on-site, would be 23 replacement trees.

## 3 Best Management Practices

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### 3.1 Required Practices

#### 1. Permits

- 1.1. Based on the scale and type of construction in this Project, the City's Bureau of Street Services may require a Class "BC" permit for new construction, which must state the conditions that require parkway tree removal.
- 1.2. The Class "BC" permit may require bonding related to the removal and replacement of parkway trees.
- 1.3. This project requires the planting of six replacement parkway trees in the adjacent right-of-way. These replacement trees are proposed to be either Australian willow trees or eastern redbud trees, at a minimum size of a 24-inch box tree.
- 1.4. This project requires the planting of seven on-site replacement trees. These replacement trees are proposed to be African sumac trees, at a minimum size of a 24-inch box tree.
- 1.5. Replacement trees shall be planted under the supervision of a Tree Expert, as defined by the City.

#### 2. Tree Protection

- 2.1. The City's Tree Protection Zone (TPZ) for retained trees is the dripline plus 15 feet.
- 2.2. Temporary protective fencing shall be installed around the TPZ of the five parkway trees to be retained, as shown on the site plan in Appendix B, prior to the initiation of construction activities, under the supervision of a Tree Expert. This fencing shall be maintained in place for the duration of construction.
- 2.3. Protective fencing shall be chainlink fencing that is a minimum of 5 feet high.
- 2.4. Prohibited activities within the protected zones include grading, staging, storage (equipment, materials, soil, liquids, refuse), disposal of liquids, burning of materials, operation of vehicles and equipment, and any construction activity without Tree Expert supervision.
- 2.5. All construction activity within the protected zones shall be done under the supervision of a Tree Expert.
- 2.6. All soil excavation within the TPZ shall be accomplished using hand tools.
- 2.7. Sidewalk panel removal within the TPZ shall be accomplished carefully using a backhoe or similar equipment. The equipment used for sidewalk removal shall avoid driving over soil that is exposed after sidewalk panels are removed.
- 2.8. Any canopy pruning or root pruning of retained trees shall be done under the supervision of the Tree Expert.

### **3. Tree Monitoring During Construction**

- 3.1. Any activity within the protected zones shall be done under the supervision of a Tree Expert.
- 3.2. The contractor's Tree Expert shall be given five working days' notice prior to anticipated activity within a protected zone.

## **3.2 Recommended Practices**

### **1. Tree Planting Specifications**

- 1.1. Replacement trees should be inspected by the Tree Expert for pests, diseases, or structural issues prior to planting.
- 1.2. At the time of planting, if tree roots appear to be 'pot bound' (growing circularly in container), the root ball should be lightly pruned with sterile pruning shears and gently pulled outward to encourage lateral growth after planting.
- 1.3. Buttress roots should be exposed as part of root ball preparation. Stem-girdling and stem-encircling roots should be removed.
- 1.4. Buttress roots should be visible at conclusion of planting, and buttress roots should be even with the finished soil grade.
- 1.5. Pruning tools should be cleaned with disinfectant wipes between trees.
- 1.6. Trees should be watered immediately after installation until soil saturation is reached.
- 1.7. Support stakes should be installed as needed to prevent trees from falling over during high winds. Stakes should be removed as soon as it is determined that the tree has established a supportive root structure.

### **2. Establishment Watering**

- 2.1. Each replacement tree should be provided supplemental watering for a period of three years (e.g., irrigation, hand watered, tree water bags).
- 2.2. The watering schedule should include watering, as needed, once per week for the first six months, then biweekly from six months-to-one year following installation. Watering frequency should then be reduced to monthly for two years. Watering frequency may need to be altered based on the soil percolation rate, soil moisture, and weather conditions.
- 2.3. Invasive, non-native species (e.g., brome grasses and wild mustard) should be removed and controlled by no less than three feet from each replacement tree throughout the three-year establishment period.

### **3. Pruning During Establishment**

- 3.1. Trees should be pruned only to remove broken limbs or dead wood. Minimal to no pruning is anticipated during the three-year establishment period and none is recommended; however, it may be necessary to conduct corrective pruning to help train/balance the tree crown or establish a central leader.
- 3.2. Pruning cuts should be made with the smallest diameter that meets the objective.
- 3.3. When removing a branch with included bark, the cut should be made as close as possible to the point where the wood of the stems join without damaging the remaining stem.

- 3.4. When removing a dead branch or stem, the final cut should be made just outside the collar of living tissue, without leaving a dead stub.
- 3.5. A branch removal cut should be made without cutting into the branch bark ridge or branch collar or leaving a stub (flush cuts are not acceptable).

#### **4. Establishment Monitoring**

- 4.1. Monitoring of the replacement trees by the Tree Expert should occur quarterly in the three years following replacement tree installation.
- 4.2. Quarterly monitoring should include (but is not limited to) checking for the presence of diseases or pests common to each species, tree health, examination of growing conditions, soil disturbances, soil moisture, root ball depth, the need for staking or stake removal, the presence of weeds in the watering well, and the need to increase or decrease establishment watering.
- 4.3. Prompt action should be taken for maintenance needs identified during quarterly monitoring.
- 4.4. Trees falling below fair health (as defined in **Table 3** of this report) for more than one month during the three-year establishment period should be replaced immediately.

#### **5. Success Criteria**

- 5.1. At the end of the three-year establishment period, all replacement trees should be living and in at least fair condition as defined in Table 3 of this report.

## 4 Conclusion and Recommendations

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The Project proposes the retention and protection of five parkway trees; the removal/replacement (at a 2:1 ratio) of three parkway trees, and the removal/replacement (at a 1:1 ratio) of seven on-site significant trees. Six replacement trees will be planted in the adjacent parkway, and seven replacement trees will be planted on-site, a total of 13 replacement trees. All replacement trees will be of the 24-inch box size at a minimum, and parkway replacement tree species selection will conform to the City's "Street Tree Selection Guide".

Avoidance and minimization measures were considered, resulting in the retention and protection of five parkway trees. Such measures were found not feasible for preserving some existing trees for various reasons including sidewalk expansion overlapping with the trunk locations of the seven on-site significant trees and the poor physical condition of three parkway trees.

As part of the overall development, this Project proposes to retain five trees and plant a total of 44 trees (eight parkway trees and 36 on-site trees) which is 31 more trees than is required for replacement trees (13 required replacement trees). Best Management Practices are outlined to guide tree protection, tree planting, establishment watering, establishment pruning, and monitoring.

## 5 Glossary of Terms and Acronyms

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APN	Assessor Parcel Number
ASCA	American Society of Consulting Arborists
BCMA	Board Certified Master Arborist
City	City of Los Angeles
Diameter tape	A kind of tape measure that displays a circumference measurement in terms of diameter
DSH	Diameter at Standard Height
ISA	International Society of Arboriculture
LAMC	City of Los Angeles Municipal Code
RCA	Registered Consulting Arborist
Standard Height	4.5 feet above grade

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## 7 List of Preparers

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### **Rincon Consultants, Inc.**

#### *Primary Author*

- Nate Faris, Supervising Arborist  
ASCA Registered Consulting Arborist #517  
ISA Board Certified Master Arborist IN-3274B  
ISA Tree Risk Assessment Qualification

#### *Secondary Author*

- Greg Ainsworth, Director of Natural Resources/Urban Forestry  
ISA Certified Arborist WE-7473A  
Tree Risk Assessment Qualification

#### *Graphics*

- Emily Gaston, GIS Analyst

#### *Publishing*

- Debra Jane Seltzer, Formatting Specialist

## 8 Assumptions and Limiting Conditions

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1. Any legal description provided to the consultant is assumed to be correct. Any titles and ownership to any property are assumed to be good and marketable.
2. Care has been taken to obtain all information from reliable sources. All data has been verified in so far as possible for the accuracy of information provided by others.
3. The 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 and contract of engagement.
4. Loss or alteration of any part of this report invalidates the entire report.
5. 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 to whom is addressed, without the prior expressed written consent of the consultant.
6. This report and values expressed herein represent the opinion of the consultant, and the consultant's fees is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
7. Sketches, diagrams, graphs, 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.
8. 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: and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees or property in question may not arise in the future.

## 9 Arborist Disclosure Statement

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Arborists 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 arborist, or to seek additional advice.

Arborists 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 and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, 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. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist 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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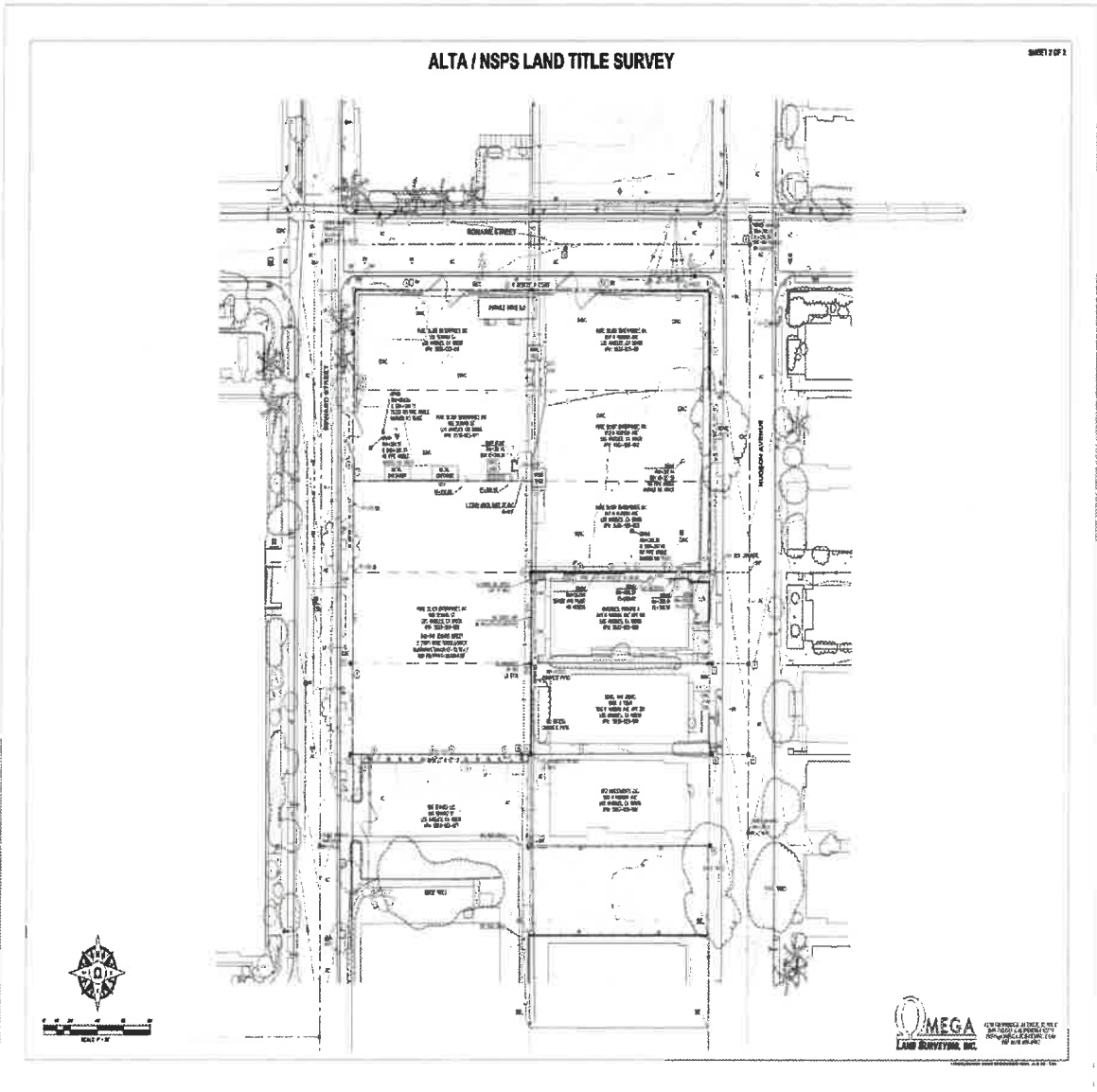
# Appendix A

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Existing Project Site Easements



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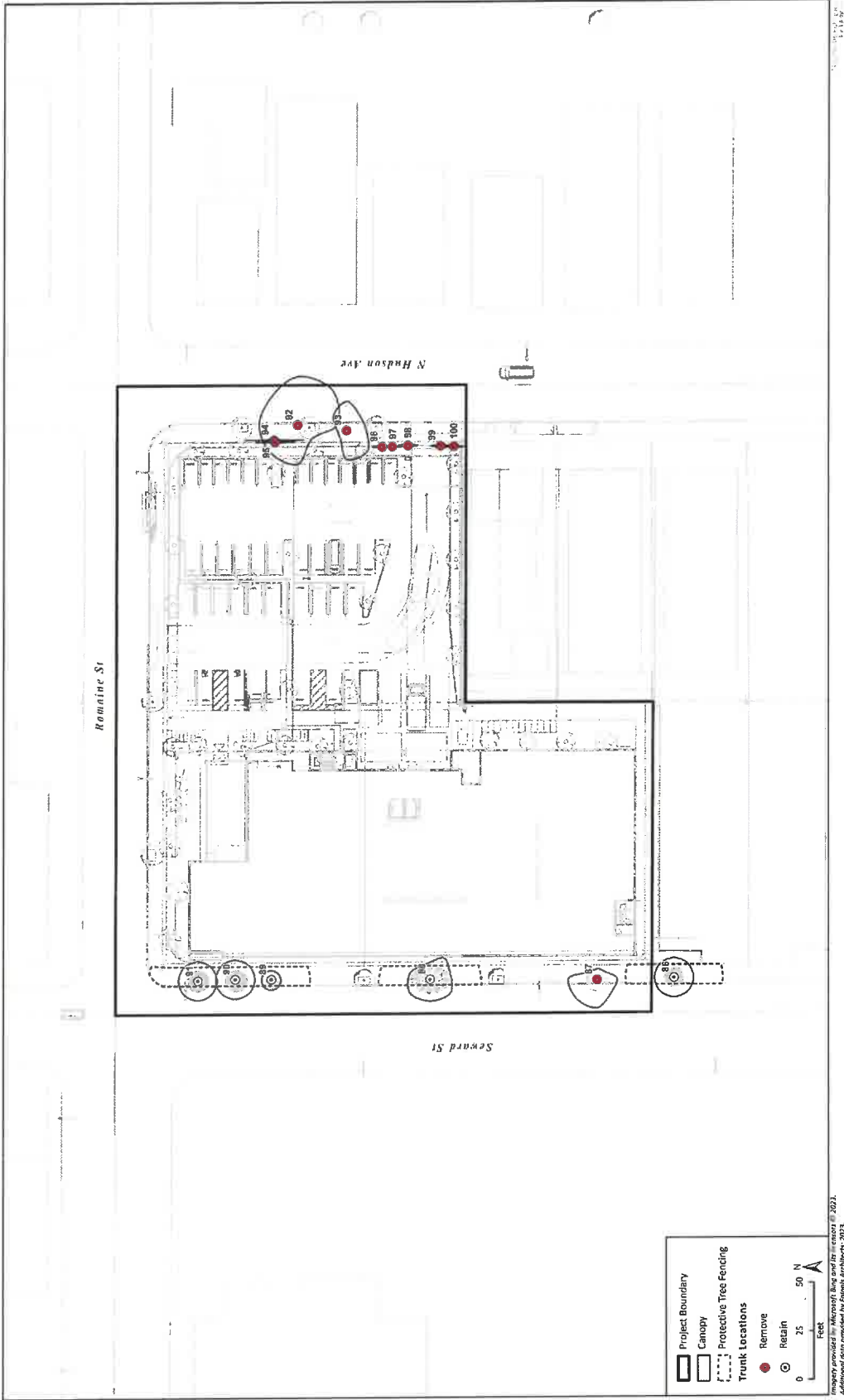
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# Appendix B

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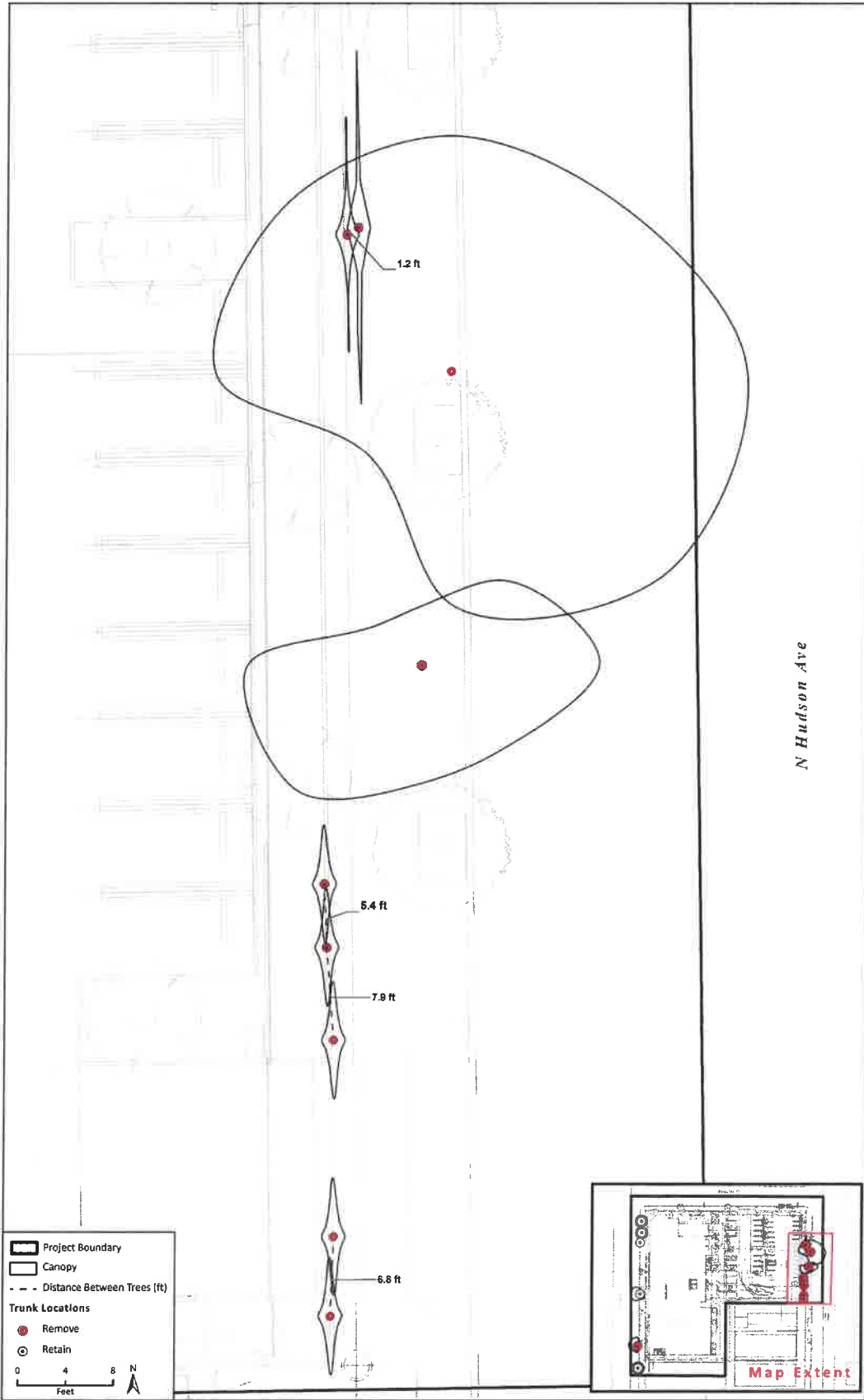
Site Plan With Locations of Existing and Proposed Trees

Existing Trees



Research provided by TreePeople, Blue and Green Infrastructure @ 2022. Additional data provided by Hansen Architecture, 2023.

Existing Trees (Zoomed In East)





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# Appendix C

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Existing Tree Data Tables

## Parkway Trees In Adjacent Public Right-of-Way

ID	Species	Common	Trunks	DSH (inches)	Cumulative DBH (inches)	Height (feet)	Canopy Spread (feet)	Physical Condition	Origin	Conditions of Concern	Protection Category	Recommended Disposition	Reason for Removal	Replacement Ratio	Replacement Location	Replacement Species	Minimum Replacement Size
86	Lophostemon confertus	Brisbane box	1	11	11	30	20	Good	Planted	—	Parkway Tree	Retain	—	—	—	—	—
87	Melaleuca citrina	Lemon bottlebrush	1	19	19	30	20	Poor	Planted	Codominant unions of three main stem are actively separating	Parkway Tree	Remove	Significant defects	2:1	Adjacent parkway	Geijera parviflora or Cercis canadensis	24-inch box
88	Lophostemon confertus	Brisbane box	1	12	12	35	20	Good	Planted	—	Parkway Tree	Retain	—	—	—	—	—
89	Jacaranda mimosifolia	Jacaranda	1	1	1	10	10	Good	Planted	—	Parkway Tree	Retain	—	—	—	—	—
90	Phoenix canariensis	Canary Island date palm	1	32	32	60	20	Good	Planted	—	Parkway Tree	Retain	—	—	—	—	—
91	Phoenix canariensis	Canary Island date palm	1	29	29	60	20	Good	Planted	—	Parkway Tree	Retain	—	—	—	—	—
92	Cinnamomum camphora	Camphor tree	1	28	28	35	40	Poor	Planted	Significant trunk wounds and trunk decay, 25% crown dieback, significant sidewalk lifting	Parkway Tree	Remove	Significant defects	2:1	Adjacent parkway	Geijera parviflora or Cercis canadensis	24-inch box
93	Cinnamomum camphora	Camphor tree	1	19	19	30	20	Poor	Planted	Significant trunk wounds with decay, 15% crown dieback, significant sidewalk lifting	Parkway Tree	Remove	Significant defects	2:1	Adjacent parkway	Geijera parviflora or Cercis canadensis	24-inch box

## On-Site Significant Trees

ID	Species	Common	Trunks	DSH (inches)	Cumulative DBH (inches)	Height (feet)	Canopy Spread (feet)	Physical Condition	Origin	Conditions of Concern	Protection Category	Recommended Disposition	Reason for Removal	Replacement Ratio	Replacement Location	Replacement Species	Minimum Replacement Size
94	Ficus benjamina	Weeping fig	1	8	8	15	10	Fair	Planted	Pruned as hedge	Significant Tree	Remove	Sidewalk expansion	1:1	On Site	Searsia lancea	24-inch box
95	Ficus benjamina	Weeping fig	1	8	8	15	7	Fair	Planted	Pruned as hedge	Significant Tree	Remove	Sidewalk expansion	1:1	On Site	Searsia lancea	24-inch box
96	Ficus benjamina	Weeping fig	1	8	8	15	2	Fair	Planted	Pruned as hedge	Significant Tree	Remove	Sidewalk expansion	1:1	On Site	Searsia lancea	24-inch box
97	Ficus benjamina	Weeping fig	4	7,5,3,2	9	15	2	Good	Planted	Pruned as hedge	Significant Tree	Remove	Sidewalk expansion	1:1	On Site	Searsia lancea	24-inch box
98	Ficus benjamina	Weeping fig	1	10	10	15	2	Good	Planted	Pruned as hedge	Significant Tree	Remove	Sidewalk expansion	1:1	On Site	Searsia lancea	24-inch box
99	Ficus benjamina	Weeping fig	1	9	9	15	2	Good	Planted	Pruned as hedge	Significant Tree	Remove	Sidewalk expansion	1:1	On Site	Searsia lancea	24-inch box
100	Ficus benjamina	Weeping fig	1	15	15	15	2	Good	Planted	Pruned as hedge	Significant Tree	Remove	Sidewalk expansion	1:1	On Site	Searsia lancea	24-inch box

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# Appendix D

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Tree Photograph Index



Tree 86, Photo 1, *Lophostemon confertus*, Retain



Tree 87, Photo 1, *Melaleuca citrina*, Remove



Tree 87, Photo 2, *Melaleuca citrina*, Remove



Tree 87, Photo 3, *Melaleuca citrina*, Remove

Baranof Holdings Land Development LLC  
Seward Street Development



Tree 88, Photo 1, *Lophostemon confertus*, Retain



Tree 89, Photo 1, *Jacaranda mimosifolia*, Retain



Tree 90, Photo 1, *Phoenix canariensis*, Retain



Tree 91, Photo 1, *Phoenix canariensis*, Retain



Tree 92, Photo 1, Cinnamomum camphora, Remove



Tree 92, Photo 2, Cinnamomum camphora, Remove



Tree 93, Photo 1, Cinnamomum camphora, Remove



Tree 93, Photo 2, Cinnamomum camphora, Remove



Tree 94, Photo 1, Ficus benjamina, Remove



Tree 95, Photo 1, Ficus benjamina, Remove



Tree 96, Photo 1, Ficus benjamina, Remove



Tree 97, Photo 1, Ficus benjamina, Remove



Tree 98, Photo 1, *Ficus benjamina*, Remove



Tree 99, Photo 1, *Ficus benjamina*, Remove



Tree 100, Photo 1, *Ficus benjamina*, Remove

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## URBAN FORESTRY REFERRAL – PILOT PROGRAM

### Pre-Filing Requirement

This form shall be required if there are any protected trees or protected shrubs on the project site and/or or any trees within the adjacent public right-of-way that may be impacted or removed as a result of the project (e.g., any changes to the building footprint, including construction, demolition, or grading), and the project meets one or more of the following criteria:

- Located within the Mt. Washington/Glassell Park Specific Plan
- SB 9 Urban Lot Split, Preliminary Parcel Map, or Tentative Tract Map, located within the Valley geography
- Qualifies for the Executive Directive 1 (ED 1) Ministerial Approval Process<sup>1</sup>
- Utilizes the Transit Oriented Communities (TOC) Affordable Housing Incentive Program<sup>2</sup>
- Other projects as determined by City Planning,

If required, the applicant shall complete the following **PRIOR TO FILING AN APPLICATION:**

1. Complete the Tree Disclosure Statement ([CP-4067](#)).
2. Prepare a Tree Report in accordance with the Tree Report Template ([CP-4068](#)). If using an existing Tree Report, it must be prepared within 12 months of submission.
3. Submit the Urban Forestry Referral Form (Referral Form), Tree Disclosure Statement, and Tree Report to the [Customer Service Request Portal for Urban Forestry Division Clearances](#). An Angeleno Account will be required.

The completed Referral Form signed by Urban Forestry staff shall be submitted with case filing materials.

### Post-Filing Requirement

If a project is identified as requiring this form after a case has been filed, in addition to the above materials, provide the following information:

**Case Number:** CPC-2023-5532-ZC-HD-CU-SPR-WDI, ENV-2023-5533-EAF

**Planning Staff Name:** Valentina Knox-Jones

**Planning Staff Email:** valentina.knox.jones@lacity.org

<sup>1</sup> Refer to the [Executive Directive 1 Implementation Guidelines](#) for qualifying criteria

<sup>2</sup> For more information, refer to the [TOC Guidelines](#)

## THIS SECTION TO BE COMPLETED BY THE APPLICANT

**Project Site Address:** 936-962 N. Seward Street; 949-959 N. Hudson Avenue

**Description of Proposed Project:** Demolish existing 40,000 sf film storage building and replace with 7-story storage building

to consist of up to 168,478 sf that includes 127,868 sf of self-storage, 39,510 sf of film/media storage, and up to 1,100 sf of leasing uses.

Project will be 3:1 FAR and provides 47 parking spaces and 40 bicycle spaces in a surface parking lot.

## THIS SECTION TO BE COMPLETED BY CITY STAFF ONLY

### URBAN FORESTRY PRELIMINARY EVALUATION

#### Protected Trees and Protected Shrubs

- Ready to File.** No changes required at this time.
- Ready to File with Modifications.** See attached **Tree Protection Plan** (if applicable, include any Notices to Comply [NTCs]).
- Not Ready to File.** See Urban Forestry Comments below. Note that filing with this box checked will result in delays in case processing.

#### Trees within the Public Right-of-Way

- Ready to File.** No changes required at this time.
- Ready to File with Modifications.** See attached **Tree Protection Plan** (if applicable, include any NTCs or Street Tree Notices [STNs]).
- Not Ready to File.** See Urban Forestry Comments below. Note that filing with this box checked will result in delays in case processing.

#### Urban Forestry Comments

UFD seeks to preserve all mature healthy trees by seeking to use any existing driveways/aprons, ramping and/or reducing sidewalks where feasible.

**Urban Forestry Staff Signature:** 

**Print Name:** Albert Vera

**Review Date:** 7/22/2024

- Additional Documents Attached
- Additional Consultation required by:
  - Bureau of Engineering
  - Department of Transportation