



INDEPENDENT CONSULTANT - SPECIALIST IN ARBORICULTURE AND URBAN FORESTRY
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Tree Report

CLIENT: Jessica Hencier
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PROJECT SITE: 554 San Pedro Street

REPORT SUBJECT: Tree Report For Existing Trees On Site

DATE OF SITE VISIT: February 25, 2017

REPORT DATE: February 28, 2017

REPORT ASSIGNMENT: 1) Identify all tree species on site.

PROPOSED PROJECT: 18 & 12 story mixed-use buildings with 1 lever of subterranean parking. 18-story building has 303 units and the 12-story building has 104 units. Combined commercial square footage is 12,227.

ANALYSIS

The proposed project has a total of 15 trees on the site that includes 13 trees on the site and 2 City Street Trees growing in the street dedication adjacent to the site on San Pedro Street. The 13 trees on site are within the footprint of the construction project and the trees are not desirable trees. The 2 street trees will be impacted by the construction of the site to allow for egress and ingress and placement of equipment in order to construct the site. In addition, Tree Case Management assessed each street tree and due to tree well covers imbedded in the base of the trees, and the sidewalks being off-grade and requiring repair, both of these trees should be removed and new trees replanted. There are no protected trees on the site or on any adjacent sites.

On Site Tree

There are 13 trees on site, located in a small patio area in the center of the property. These trees are partially dead, dying, diseased, undesirable species, and located within the footprint of the construction project. The site will be re-landscaped with new trees as part of the reconstruction and tree-planting project.

City Trees

The proposed project proposes to remove 2 street trees located on San Pedro Street. These trees are located in front of 554 San Pedro Street. The two street trees will be impacted by the construction of the site to allow for egress and ingress and placement of equipment in order to construct the site. In addition, Tree Case Management assessed each street tree and due to tree well covers imbedded in the base of the trees, and the sidewalks being off-grade and requiring repair, both of these trees should be removed and new trees replanted. The removal of these 2 Street Trees shall be replaced with (4) 24-inch box size trees (species identified by the City of Los Angeles Urban Forestry Division) planted in city dedication adjacent to the site.

Tree Inventory

Tree #	Species	Protected	Diameter	Height	Condition	General Comments
1	Indian Laurel Fig (Ficus Nitida)	No	20.0	37	Fair	Well cover in trunk. Sidewalk raised.
2	Indian Laurel Fig (Ficus Nitida)	No	18.9	37	Fair	Well cover in trunk. Sidewalk raised.
3	Tipu Tree (Tipuana Tipu)	No	6.0	12	Fair	Volunteer
4	Tipu Tree (Tipuana Tipu)	No	9.0	22	Fair	Volunteer
5	Apricot tree (Prunus armeniaca)	No	5.0	8	Dead	
6	Apricot tree (Prunus armeniaca)	No	7.0	14	Fair	In decline
7	Apricot tree (Prunus armeniaca)	No	5.0	9	Fair	In decline
8	Apricot tree (Prunus armeniaca)	No	4.0	6	Dead	
9	Indian Laurel Fig (Ficus Nitida)	No	7.0	14	Fair	In a pot
10	Weeping fig (Ficus benjamina)	No	7.0	14	Fair	In a pot
11	Apricot tree (Prunus armeniaca)	No	3.0	3	Dead	
12	Apricot tree (Prunus armeniaca)	No	4.0	4	Fair	

13	Apricot tree (Prunus armeniaca)	No	5.0	9	Fair	
14	Weeping fig (Ficus benjamina)	No	10.0	20	Fair	Dead root
15	Weeping fig (Ficus benjamina)	No	16.1	20	Fair	Structural damage

CONCLUSION

- This report certifies that there are no protected trees as defined by the City of Los Angeles Municipal Code on the subject property or on any properties directly adjacent to the subject property.
- The 2 street trees to be removed require City approval before they can be removed. This requires a permit from the Board of Public Works.
- A total of 15 trees will be impacted by this project (13 on site trees and 2 City Street Trees) and these trees should be removed for safety reasons, sidewalk repair, and so the project can be built as planned.
- Street Tree Replacements – (2) trees shall be replaced with (4) 24-inch box size trees (species identified by the City of Los Angeles Urban Forestry Division) planted in city dedication adjacent to the site.

Respectfully submitted,



Greg Monfette
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The two street trees in front of 554 San Pedro Street



Tree #1



Structural damage at tree #1



Tree #2



Tree well imbedded in trunk and structural damage (tree #2)



Trees in the small patio area in the center of property



Tree #3 and Tree #4 (Volunteer Tipu trees)



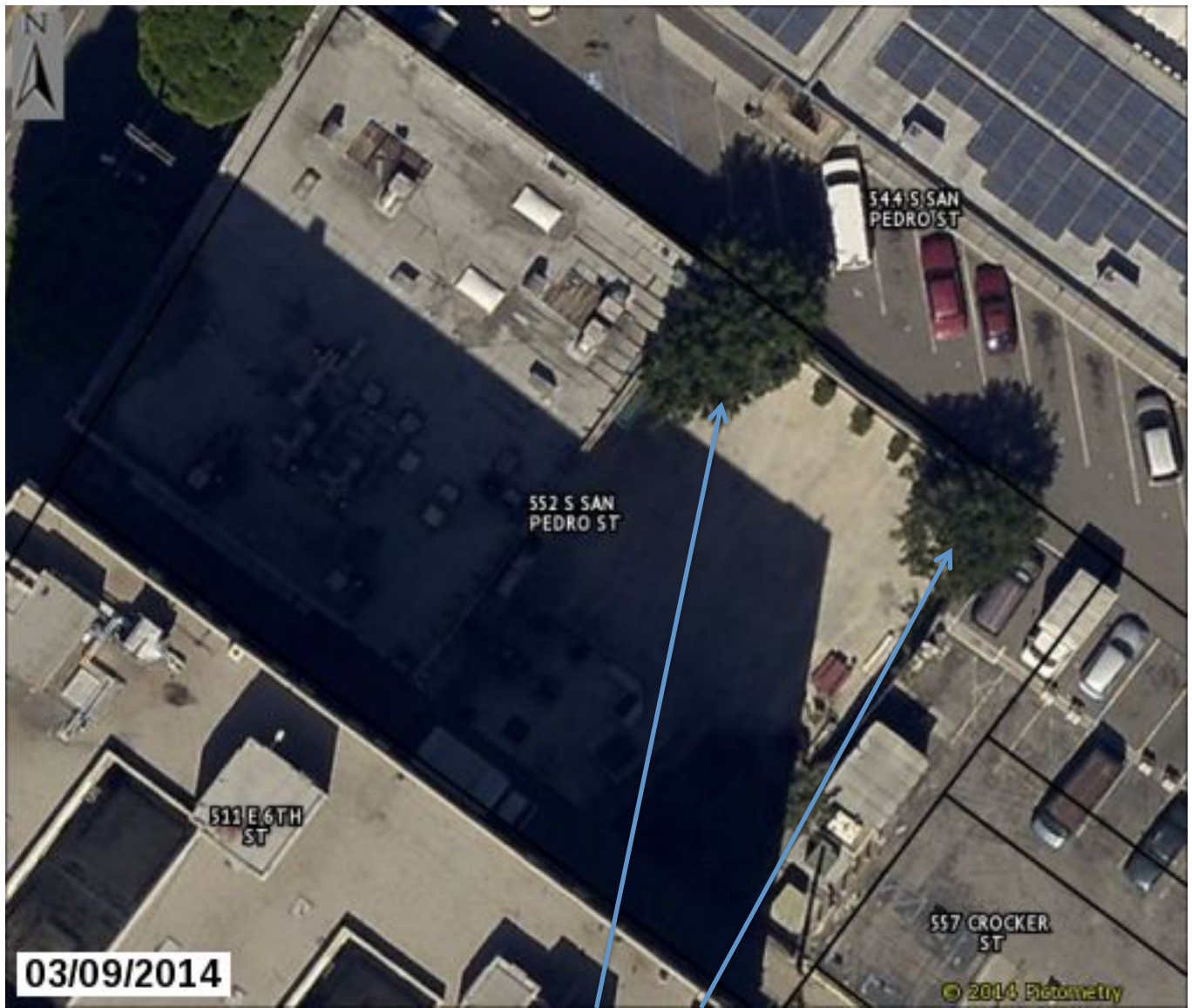
Base of Tipu tree #3 showing it's a volunteer tree



Trees #5-10 in small patio area



Trees #11-13 in small patio area



Trees #15 & #14