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**APPENDIX B**

**Tree Report**

**TREE REPORT**

for

**350 S. Figueroa Street  
Los Angeles, CA 90071**

Applicant:

**350 Figueroa, LLC.  
c/o 3470 Wilshire Blvd., Ste. 700  
Los Angeles, CA 90010**

Prepared by

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April 16.2018

## Tree Report

### Background

According to Ordinance 177404 the following trees native tree species are protected: Oak trees including indigenous Oaks, Southern California Black Walnut, Western Sycamore and California Bay Tree. Any trees of the above species that are larger than 4" caliper at 4.5 feet above the ground level are to be considered protected for the purpose of this ordinance. Trees that are to be retained on the site need to be protected during any grading process to within 5' of the drip line of the tree to preclude potential damage to the tree. Non-protected trees of 8" caliper or larger need to be noted too.

The protected trees may be relocated or removed upon prior approval of removal if a) its presence prevents the reasonable development of the property, b) the health of the tree is in decline and its restoration is not advisable or feasible c) It is in danger of falling d) It interferes with proposed utility or roadways within or without property e) It has no apparent aesthetic value that will contribute to the appearance and design of a proposed subdivision.

Should a protected tree need to be removed, the first choice would be relocation elsewhere on the same property where the relocation is economically reasonable and favorable to the survival of the tree. Measures may need to be taken to mitigate adverse effects on the tree.

Should a protected tree need to be removed and relocation is not an option, trees of the protected tree species must be replaced within the property by at least four trees of a protected variety with 24" box or larger trees. The size and number of replacement trees shall approximate the value of the tree to be replaced.

### Street Trees

If a street tree requires removal from the site it is necessary to contact the Urban Forestry Division, Bureau of Street Services for the city of Los Angeles at (213) 847-3077.

### Site Conditions

This site is 160,139.6 SF flat site that contains multi-story building with underground parking structures. Development of the site will add recreational activity on upper floors of the project. At this stage, it is undecided whether site development will require any tree removal. The types of trees found on site and in the parkway are only unprotected species. Species found onsite were *Washingtonia robusta* and *Chamaerops humilis*. Species in the public right of way are *Ficus microcarpa nitida*, and *Jacaranda mimosifolia*. All trees were tagged. The survey was conducted on April 11, 2018. It is expected that a total of 13 trees will be removed in site development, two onsite and eleven trees in the public right of way. Landscape plans indicate that six new trees will be planted in the public right of way. No protected offsite trees were observed and trees on surrounding properties will not be affected by this development.

### TREES IN PUBLIC RIGHT OF WAY

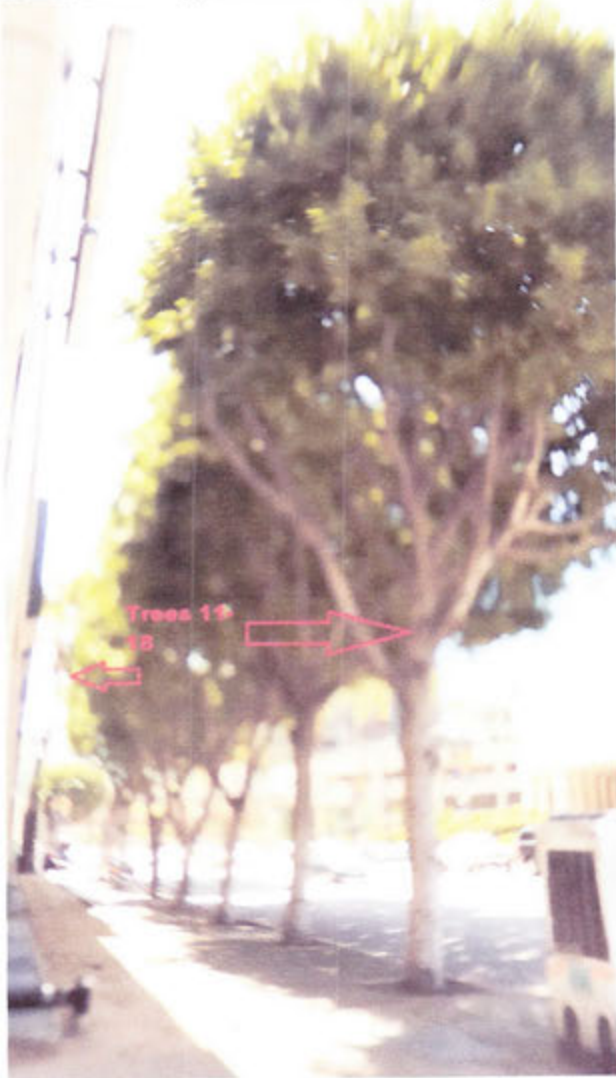
Trees 1-7 are *Ficus microcarpa nitida*, Chinese Banyan, in fair condition. All trees had black sooty mold and mealybug. Specifications are as follows: Tree 1- caliper 17", 34' high by 24' wide and this tree also has vertical cracks, Tree 2- caliper-14", 34' high by 20' wide, Tree 3- caliper 9", 18' high by 13' wide and this tree also has trunk graffiti, Tree 4- caliper-8", 14' high by 12' wide, Tree 5- caliper-8", 11' high by 9' wide, Tree 6- caliper-8", 11' high by 9' wide, Tree 7- caliper-12", 15' high by 12' wide. These trees are expected to remain. Should it be necessary to remove these trees, contact Urban Forestry Division for replacement value as they are STREET TREES.



Trees 8-10 are *Ficus microcarpa nitida*, Chinese Banyan, in fair condition. All trees had black sooty mold and scale. Specifications are as follows: Tree 8- caliper 17", 34' high by 24' wide, Tree 9- caliper 12", 15' high by 12' wide and this tree also has thin foliage due to being overshadowed, Tree 10- caliper-18", 15' high by 13' wide and this tree also has co-dominant stems. These trees are expected to remain. Should it be necessary to remove these trees, contact Urban Forestry Division for replacement value as they are STREET TREES. .



Trees 11-18 are *Ficus microcarpa nitida*, Chinese Banyan, in fair condition. All trees had black sooty mold, scale and canker. Specifications are as follows: Tree 11- caliper 14", 14' high by 12' wide, Tree 12- caliper-15", 14' high by 12' wide and this tree also has trunk graffiti, Tree 13- caliper 12", 14' high by 12' wide, Tree 14- caliper-15", 14' high by 13' wide and this tree has holes, Tree 15- caliper-13", 14' high by 13' wide, Tree 16- caliper-13", 14' high by 12' wide, Tree 17- caliper-14", 14' high by 12' wide and this tree has a leaning posture, Tree 18- caliper-16", 14' high by 12' wide and this tree has a leaning posture . These trees are expected to remain. Should it be necessary to remove these trees, contact Urban Forestry Division for replacement value as they are STREET TREES.



Trees 19, 20, 21 and 22 are *Ficus microcarpa nitida*, Chinese Banyan, in fair condition due to black sooty mold, scale and canker. Specifications are as follows: 19- caliper of 12", 14' high by 11' wide, 20- caliper of 13", 14' high by 12' wide, 21- caliper of 15", 14' high by 12' wide, 22-also is lifting the pavement with a caliper of 15", 14' high by 12' wide. These trees are scheduled to be removed so it is necessary to contact Urban Forestry Division for replacement value as they are a STREET TREES.

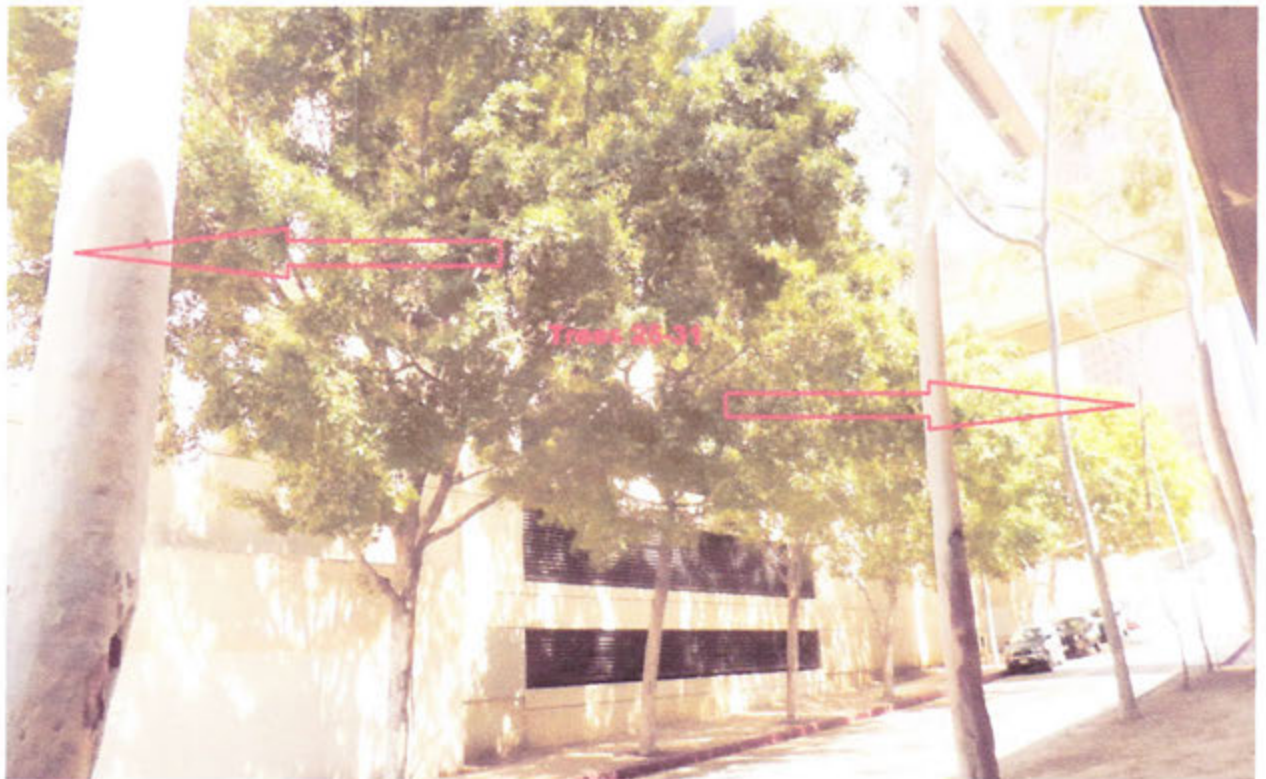


Trees 23-24 are *Ficus microcarpa nitida*, Chinese Banyan, in fair condition. All trees had black sooty mold, scale and both were lifting the adjacent pavement. Specifications are as follows: Tree 23- caliper 12", 14' high by 12' wide, Tree 24- caliper 19", 14' high by 14' wide. It is unknown whether these trees will be removed. These trees are scheduled to be removed so it is necessary to contact Urban Forestry Division for replacement value as they are a STREET TREES.

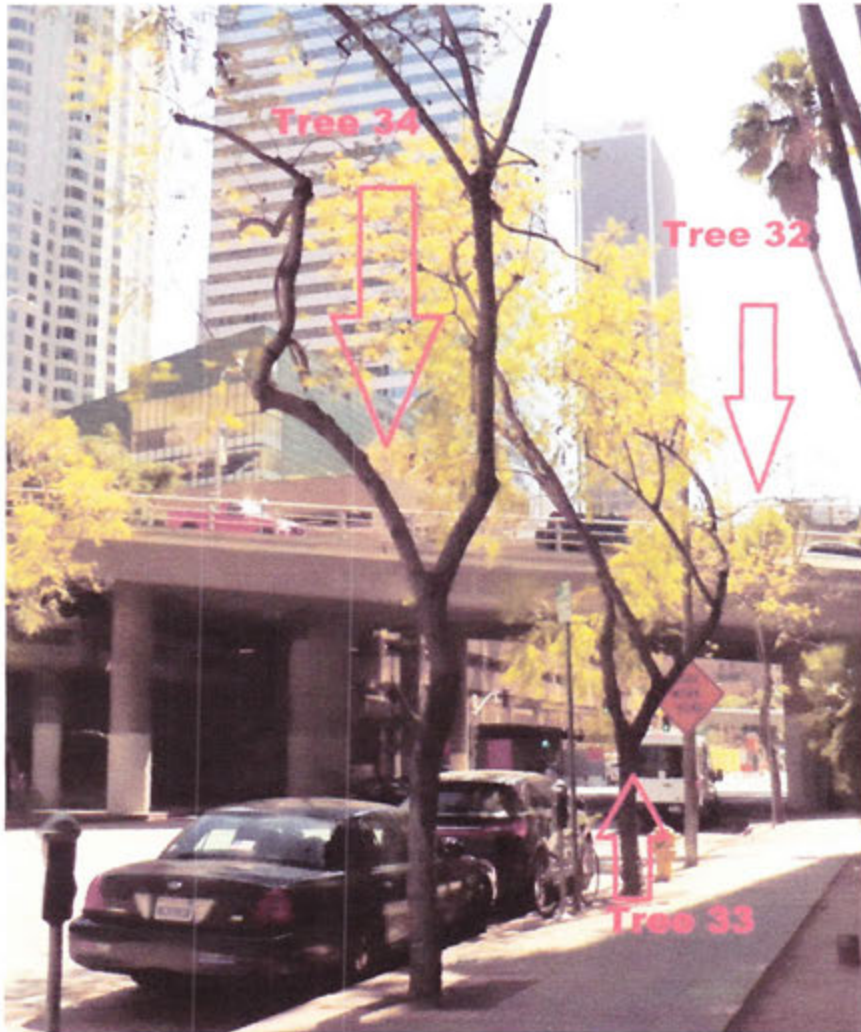




Trees 25-31 are *Ficus microcarpa nitida*, Chinese Banyan, in fair condition. All trees had black sooty mold, scale and canker. Specifications are as follows: Tree 25- caliper 14", 28' high by 22' wide, Tree 26- caliper-12", 27' high by 13' wide, Tree 27 is in poor condition due to dieback and lifting pavement with a caliper 10", 25' high by 11' wide, Tree 28- caliper-12", 23' high by 11' wide, Tree 29 is in poor condition with dieback and a caliper-9", 23' high by 10' wide, Tree 30- caliper-11", 25' high by 12' wide, Tree 31 - caliper-15", 25' high by 14' wide. Trees 25-29 are scheduled for removal, so it is necessary to contact Urban Forestry Division for replacement value as they are a STREET TREES. Trees 30-31 are expected to remain but should they be required to be removed, contact Urban Forestry Division for replacement value.



Trees 32-34 are *Jacaranda mimosifolia*, Jacaranda in poor condition due to thin foliage, poor structure and nutrient deficiency. Specifications are as follows: Tree 32- caliper 8", 20' high by 8' wide, Tree 33- caliper-7", 18' high by 8' wide, Tree 34 - caliper 8", 18' high by 7' wide. These trees are expected to remain. Should it be necessary to remove these trees, contact Urban Forestry Division for replacement value as they are STREET TREES.



Trees 35-37 are *Jacaranda mimosifolia*, Jacaranda in poor condition due to thin foliage, poor structure and nutrient deficiency. Specifications are as follows: Tree 35- caliper 9", 20' high by 9' wide, Tree 36- caliper-9", 19' high by 12' wide, Tree 37 - caliper 10", 15' high by 10' wide. These trees are expected to remain. Should it be necessary to remove these trees, contact Urban Forestry Division for replacement value as they are STREET TREES.



Trees 38-40 are *Jacaranda mimisifolia*, Jacaranda in good. Specifications are as follows: Tree 38- caliper 11", 31' high by 14' wide, Tree 39- caliper-8", 26' high by 10' wide, Tree 40 - caliper 8", 20' high by 9' wide. These trees are expected to remain. Should it be necessary to remove these trees, contact Urban Forestry Division for replacement value as they are STREET TREES. .



### TREES IN PRIVATE PROPERTY

Tree A is *Washingtonia robusta*, Mexican Fan Palm in good condition. This tree has a caliper of 13" and stands 53' high by 9' wide. This tree will be removed in site development however should removal be required replacement value is 48" box tree.



Tree B is *Washingtonia robusta*, Mexican Fan Palm in good condition. This tree has a caliper of 13" and stands 53' high by 9' wide. This tree will be removed in site development however should removal be required replacement value is 48" box tree.



Trees C, D, E and F are *Washingtonia robusta*, Mexican Fan Palm in fair condition with brown fronds. These trees have the following specifications: Tree C-caliper- 16", standing 59' high by 9' wide, Tree D-caliper- 16", standing 59' high by 9' wide, Tree E-caliper- 14", standing 56' high by 8' wide and Tree F-caliper- 12", standing 52' high by 8' wide. These trees are expected to remain, however should removal be required replacement value is 36" box tree/ tree.



Trees G is *Chamaerops humilis*, Mediterrean Fan Palm in good condition. The tree has a caliper of 9", standing 8' high by 4' wide. These trees are expected to remain but should replacement be required, value for this tree is a 24" Box tree.



Trees H and I are *Washingtonia robusta*, Mexican Fan Palm in fair condition with brown fronds. These trees have the following specifications: Tree H-caliper- 14", standing 58' high by 10' wide, Tree I-caliper- 17", standing 62' high by 7' wide. These trees are expected to remain however should removal be required replacement value is 36" box tree/ tree.

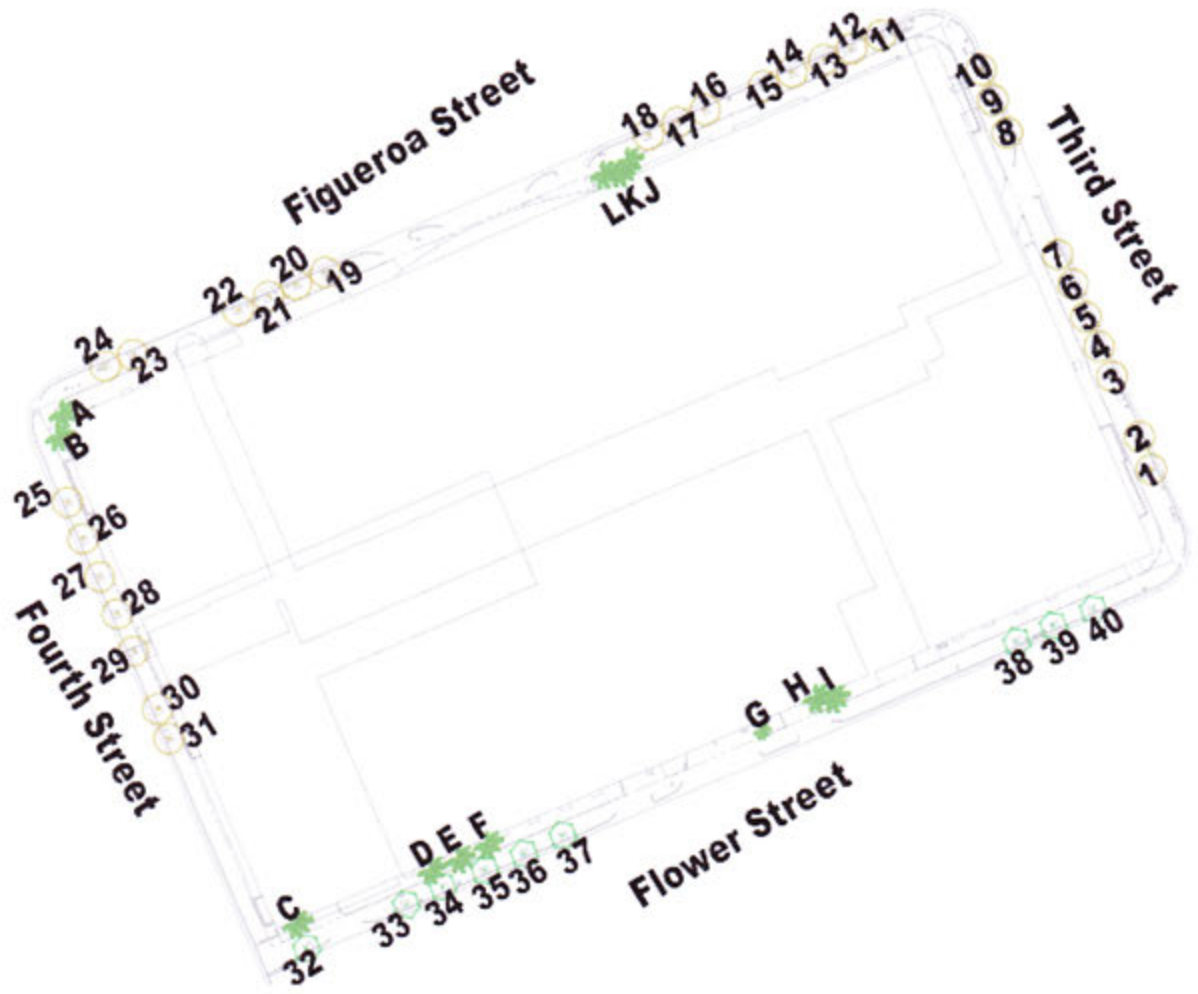




Trees J-L are *Washingtonia robusta*, Mexican Fan Palm in fair condition with brown fronds. These trees have the following specifications: Tree J-caliper- 16", standing 48' high by 10' wide, Tree K-caliper- 14", standing 40' high by 8' wide, Tree L-caliper- 16", standing 48' high by 10' wide. These trees are expected to remain however should removal be required replacement value is 36" box tree/ tree.



Site survey with trees located



Summary of Trees							
Tree	Botanical Name	Common Name	Health	Aesthetic	Comments	Protected	Remove
TREES IN PUBLIC RIGHT OF WAY							
1	<i>Ficus microcarpa nitida</i>	Chinese Banyan	Fair	Good	BSM, VC	No	No
2	<i>Ficus microcarpa nitida</i>	Chinese Banyan	Fair	Good	BSM, M	No	No
3	<i>Ficus microcarpa nitida</i>	Chinese Banyan	Fair	Good	BSM, M, G	No	No
4	<i>Ficus microcarpa nitida</i>	Chinese Banyan	Fair	Good	BSM, M	No	No
5	<i>Ficus microcarpa nitida</i>	Chinese Banyan	Fair	Good	BSM, M	No	No
6	<i>Ficus microcarpa nitida</i>	Chinese Banyan	Fair	Good	BSM, M	No	No
7	<i>Ficus microcarpa nitida</i>	Chinese Banyan	Fair	Good	BSM, M	No	No
8	<i>Ficus microcarpa nitida</i>	Chinese Banyan	Fair	Good	BSM, M	No	No
9	<i>Ficus microcarpa nitida</i>	Chinese Banyan	Fair	Good	BSM, M, TF	No	No
10	<i>Ficus microcarpa nitida</i>	Chinese Banyan	Fair	Fair	BSM, M, C	No	No
11	<i>Ficus microcarpa nitida</i>	Chinese Banyan	Fair	Good	BSM, M, TC	No	No
12	<i>Ficus microcarpa nitida</i>	Chinese Banyan	Fair	Good	BSM, M, TC	No	No
13	<i>Ficus microcarpa nitida</i>	Chinese Banyan	Fair	Good	BSM, M, TC, G	No	No
14	<i>Ficus microcarpa nitida</i>	Chinese Banyan	Fair	Good	BSM, BC, H	No	No
15	<i>Ficus microcarpa nitida</i>	Chinese Banyan	Fair	Good	BSM, TC, S	No	No
16	<i>Ficus microcarpa nitida</i>	Chinese Banyan	Fair	Good	BSM, TC	No	No
17	<i>Ficus microcarpa nitida</i>	Chinese Banyan	Fair	Fair	BSM, TC, S, LP	No	No
18	<i>Ficus microcarpa nitida</i>	Chinese Banyan	Fair	Fair	BSM, TC, S, LP	No	No
19	<i>Ficus microcarpa nitida</i>	Chinese Banyan	Fair	Good	BSM, TC, S	No	Yes
20	<i>Ficus microcarpa nitida</i>	Chinese Banyan	Fair	Fair	BSM, TC, S	No	Yes
21	<i>Ficus microcarpa nitida</i>	Chinese Banyan	Fair	Fair	BSM, TC, S, RL	No	Yes
22	<i>Ficus microcarpa nitida</i>	Chinese Banyan	Fair	Fair	BSM, TC, S, RL	No	Yes
23	<i>Ficus microcarpa nitida</i>	Chinese Banyan	Fair	Good	BSM, TC, S, RL	No	Yes
24	<i>Ficus microcarpa nitida</i>	Chinese Banyan	Fair	Good	BSM, TC, S	No	Yes
25	<i>Ficus microcarpa nitida</i>	Chinese Banyan	Fair	Good	BSM, TC, S	No	Yes
26	<i>Ficus microcarpa nitida</i>	Chinese Banyan	Fair	Good	BSM, TC, S	No	Yes
27	<i>Ficus microcarpa nitida</i>	Chinese Banyan	Poor	Poor	TC, BC, D	No	Yes
28	<i>Ficus microcarpa nitida</i>	Chinese Banyan	Fair	Good	BSM, TC, S	No	Yes
29	<i>Ficus microcarpa nitida</i>	Chinese Banyan	Poor	Fair	TC, BC, D	No	Yes
30	<i>Ficus microcarpa nitida</i>	Chinese Banyan	Poor	Fair	TC, BC, D	No	No

31	<i>Ficus microcarpa nitida</i>	Chinese Banyan	Poor	Fair	TC, BC, D	No	No
32	<i>Jacaranda mimosifolia</i>	Jacaranda	Poor	Poor	TC, TF, PS, ND	No	No
33	<i>Jacaranda mimosifolia</i>	Jacaranda	Poor	Fair	TF, PS, ND	No	No
34	<i>Jacaranda mimosifolia</i>	Jacaranda	Poor	Poor	TF, PS, ND	No	No
35	<i>Jacaranda mimosifolia</i>	Jacaranda	Fair	Fair	TF, PS, ND	No	No
36	<i>Jacaranda mimosifolia</i>	Jacaranda	Poor	Poor	TC, BC, D, TF	No	No
37	<i>Jacaranda mimosifolia</i>	Jacaranda	Fair	Fair	TC, PS	No	No
38	<i>Jacaranda mimosifolia</i>	Jacaranda	Good	Good		No	No
39	<i>Jacaranda mimosifolia</i>	Jacaranda	Good	Good		No	No
40	<i>Jacaranda mimosifolia</i>	Jacaranda	Fair	Good	TC	No	No
<b>TREES IN PRIVATE PROPERTY</b>							
A	<i>Washington robusta</i>	Mexican Fan Palm	Good	Good		No	Yes
B	<i>Washington robusta</i>	Mexican Fan Palm	Good	Good		No	Yes
C	<i>Washington robusta</i>	Mexican Fan Palm	Fair	Fair	BF	No	No
D	<i>Washington robusta</i>	Mexican Fan Palm	Fair	Fair	BF	No	No
E	<i>Washington robusta</i>	Mexican Fan Palm	Fair	Fair	BF	No	No
F	<i>Washington robusta</i>	Mexican Fan Palm	Fair	Fair	BF	No	No
G	<i>Charmaerops humilis</i>	Mediterranean Fan Palm	Good	Good		No	No
H	<i>Washington robusta</i>	Mexican Fan Palm	Fair	Fair	BF	No	No
I	<i>Washington robusta</i>	Mexican Fan Palm	Fair	Fair	BF	No	No
J	<i>Washington robusta</i>	Mexican Fan Palm	Fair	Fair	BF	No	No
K	<i>Washington robusta</i>	Mexican Fan Palm	Fair	Fair	BF	No	No
L	<i>Washington robusta</i>	Mexican Fan Palm	Fair	Fair	BF	No	No

BSM= Black sooty mold, VC= Vertical cracks, M= Mealybug, G=Graffiti, TF=Thin Foliage, C= Codominant Stems

TC=Trunk canker, BC= Branch canker, H= Holes, S= Scale, LP=Leaning Posture, RL= Root Lifting, D=Dieback

PS- Poor structure, ND= Nutrient Deficiency, BF= Brown Fronds

Certification Page

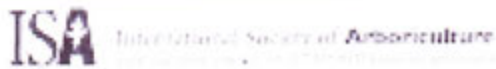
Professional Member  
Landscape Architect

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Professional Member

**Shelley Sparks**  
Member ID: 238297  
Expires: 4/7/2019



Respectfully submitted,



Shelley Sparks, RLA #2896, ASLA  
ISA Certified Arborist #WE-10883A