

DRAFT TREE REPORT

8899 Beverly Project in the City of West Hollywood

Submitted by:



June 2013

Tree Report
for
8899 Beverly Project

Included with this Report are the following documents: one (1) project location map, one (1) tree location map, Sixteen (16) pages of Tree photos and five (5) Tree Survey Matrix sheets.

Project Description

The project site is located in the City of West Hollywood at 8899 Beverly Boulevard; the site is bounded by Beverly Boulevard to the south and Rosewood Avenue to the north. Commercial uses are located immediately adjacent to the project site on the west and east along Beverly Boulevard on the southern half of the site and south of the site across Beverly Boulevard. On the northern portion of the site, along Rosewood Avenue, two residential units are located to the east of the site, while a commercial parking lot is located to the west of the site. Single family residential uses are located to the north of the project site, across Rosewood Avenue.

Development at the project site consists of an existing 10-story (including basement and penthouse) 125-foot tall retail/commercial office building (Existing Building), built in 1963, totaling approximately 89,630 square feet (sf) on five legal lots located at 8899 Beverly Boulevard and 12 lots immediately adjacent to the north fronting Rosewood Avenue that are developed with a surface parking area serving the Existing Building.

The proposed project is a mixed-use development of the adaptive re-use of the Existing Building and development of new residential uses to the north along Rosewood Avenue on the existing surface parking lot. The total number of units within the project would be 81, including 69 market-rate units and 12 affordable units.

The Existing Building would be reconfigured with a mixed use of 64 residential units (56 condominium units and eight affordable apartment units) and approximately 39,728 sf of office, street front retail and restaurant space. The Existing Building would be expanded on the north, east and west elevations by approximately 79,300 sf to accommodate the proposed uses. The project also includes new construction of 17 residential units (including 13 townhomes and four affordable apartment units) totaling 38,175 sf and an approximately 4,417 sf recreation building on the existing surface parking lot. Total new construction on the project site would be approximately 121,892 sf. With the Existing Building (currently 89,630 sf) project total square footage would be 211,522 sf. Parking for the project would be accommodated in a subterranean parking garage with 244 spaces; the 13 townhomes would have individually accessible one-car garages. In total, the project would have space for 257 vehicles.

Tree Survey

The tree survey was conducted on June 11, 2013. Trees were inventoried according to City of West Hollywood criteria as to their species, caliper size, health and aesthetic appearance. Caliper measurements for single trunk trees were taken at approximately four and one half (4.5) feet above natural grade (Diameter at Standard Height – DSH). Trees with multiple trunks growing from one root system were measured below the lowest crotch (point where tree forks into two or more trunks), at the location giving the smallest diameter. The tree map presented utilized a plan provided by Hart I Howerton Architects (dated 12/20/2012) as a base map.

The following are general field observations made during visits to the project site. Vegetation typical of an urbanized setting is present throughout the project site along Rosewood Avenue, Beverly Boulevard and the surface parking lot to the north of the Existing Building, including ornamental-exotic trees and shrubs, as well as non-native perennial and annual plants. Street trees planted along Rosewood Avenue in the project vicinity include Jacaranda (*Jacaranda mimosifolia*), Queen Palm (*Syagrus romanzoffianum*) and Hong Kong Orchid Tree (*Bauhinia blakeana*). Street trees planted along Beverly Boulevard in the project vicinity include Indian Laurel Fig (*Ficus microcarpa nitida*), Jacaranda (*Jacaranda mimosifolia*), American Sweetgum (*Liquidambar styraciflua*) and Southern Magnolia (*Magnolia grandiflora*). Due to ongoing irrigation and landscape maintenance at the project site, the majority of the existing plant material is in good to fair health and aesthetic condition.

There are 53 trees in the area of the Project Site that will be redeveloped; all of the trees are ornamental/non-native species. There are no candidate Heritage Trees as defined by the City of West Hollywood Heritage Tree Program (i.e., Southern California Native Trees as listed in Appendix A of the Heritage Tree Program with a diameter at standard height (DSH) of at least eight inches, or non-native trees with a DSH of at least 24 inches, which also meet criteria as having historical or horticultural significance) on the Project Site. It should be noted that while 16 trees (i.e., those numbered 2, 10, 18, 21, 23, 26, 27, 28, 31, 33, 34, 38, 39, 40, 51 and 53) on the project site meet the first criteria for nomination as a Heritage Tree (i.e., having a DSH of over 24 inches), all of these trees fail to meet the historic criteria of having been planted as a commemorative memorial, or tribute; or belong to an historical era significant to the Southern California Region, and are recognized as characteristic of the landscaping of that era. Further, none of these trees meet to the criteria for horticultural significance in that none of them are distinctive in size, beauty, structure, or age, as compared to other individuals of the same species in the City; are an unusual species for the West Hollywood area and/or are seldom found growing in southern California urban areas; or could be Identified as playing a significant role in the landscape or architecture of this specific location.

As shown in Table 1 and Table 2, below, the following species were observed:

Table 1
8899 Beverly Project
Detail of Observed Tree Species

Tree Number	Common Name	Scientific Name (Genus species)	DSH (in inches)	Aesthetic Condition ^a
1	Brazilian Pepper Tree	<i>Schinus terebinthifolius</i>	17	D
2	Chinese Elm	<i>Ulmus parvifolia</i>	25	B
3	Queen Palm	<i>Syagrus romanzoffianum</i>	15	B-
4	Queen Palm	<i>Syagrus romanzoffianum</i>	15	B-
5	Brazilian Pepper Tree	<i>Schinus terebinthifolius</i>	21	C-
6	Brazilian Pepper Tree	<i>Schinus terebinthifolius</i>	17	C
7	Brazilian Pepper Tree	<i>Schinus terebinthifolius</i>	22	C
8	Queen Palm	<i>Syagrus romanzoffianum</i>	13	B-
9	Queen Palm	<i>Syagrus romanzoffianum</i>	15	B
10	Brazilian Pepper Tree	<i>Schinus terebinthifolius</i>	30	C
11	Brazilian Pepper Tree	<i>Schinus terebinthifolius</i>	7	C
12	Brazilian Pepper Tree	<i>Schinus terebinthifolius</i>	19	C
13	Brazilian Pepper Tree	<i>Schinus terebinthifolius</i>	17	C
14	Jacaranda	<i>Jacaranda mimosifolia</i>	6	C
15	Jacaranda	<i>Jacaranda mimosifolia</i>	10	B
16	Brazilian Pepper Tree	<i>Schinus terebinthifolius</i>	23	C+
17	Sweetshade	<i>Hymenosporum flavum</i>	9	B-
18	Brazilian Pepper Tree	<i>Schinus terebinthifolius</i>	26	C
19	Jacaranda	<i>Jacaranda mimosifolia</i>	9	C+
20	Jacaranda	<i>Jacaranda mimosifolia</i>	9	C+
21	Brazilian Pepper Tree	<i>Schinus terebinthifolius</i>	36	B+
22	Jacaranda	<i>Jacaranda mimosifolia</i>	9	B-
23	Brazilian Pepper Tree	<i>Schinus terebinthifolius</i>	30	B
24	Jacaranda	<i>Jacaranda mimosifolia</i>	7	C+
25	Brazilian Pepper Tree	<i>Schinus terebinthifolius</i>	17	C
26	Brazilian Pepper Tree	<i>Schinus terebinthifolius</i>	27	C
27	Brazilian Pepper Tree	<i>Schinus terebinthifolius</i>	27	C
28	Brazilian Pepper Tree	<i>Schinus terebinthifolius</i>	27	C-

Tree Number	Common Name	Scientific Name (Genus species)	DSH (in inches)	Aesthetic Condition ^a
29	Sweetshade	<i>Hymenosporum flavum</i>	9	B+
30	Sweetshade	<i>Hymenosporum flavum</i>	10	B
31	Brazilian Pepper Tree	<i>Schinus terebinthifolius</i>	25	C
32	Jacaranda	<i>Jacaranda mimosifolia</i>	4	C-
33	Indian Laurel Fig	<i>Ficus microcarpa nitida</i>	67	B+
34	Indian Laurel Fig	<i>Ficus microcarpa nitida</i>	25	B-
35	Indian Laurel Fig	<i>Ficus microcarpa nitida</i>	21	C+
36	Indian Laurel Fig	<i>Ficus microcarpa nitida</i>	20	C+
37	Indian Laurel Fig	<i>Ficus microcarpa nitida</i>	23	C+
38	Indian Laurel Fig	<i>Ficus microcarpa nitida</i>	25	C+
39	Indian Laurel Fig	<i>Ficus microcarpa nitida</i>	26	C+
40	Indian Laurel Fig	<i>Ficus microcarpa nitida</i>	26	C+
41	Brazilian Pepper Tree	<i>Schinus terebinthifolius</i>	19	C-
42	Brazilian Pepper Tree	<i>Schinus terebinthifolius</i>	16	C
43	Brazilian Pepper Tree	<i>Schinus terebinthifolius</i>	21	B
44	Ginkgo Tree	<i>Ginkgo biloba</i>	8	C+
45	Ginkgo Tree	<i>Ginkgo biloba</i>	5	D
46	Ginkgo Tree	<i>Ginkgo biloba</i>	7	D
47	Ginkgo Tree	<i>Ginkgo biloba</i>	6	D
48	Ginkgo Tree	<i>Ginkgo biloba</i>	8	D
49	Ginkgo Tree	<i>Ginkgo biloba</i>	8	D
50	Ginkgo Tree	<i>Ginkgo biloba</i>	9	D
51	Brazilian Pepper Tree	<i>Schinus terebinthifolius</i>	49	B
52	Victorian Box	<i>Pittosporum undulatum</i>	12	C
53	Brazilian Pepper Tree	<i>Schinus terebinthifolius</i>	53	C

^a – Aesthetic condition was assessed on the following guidelines as compared with individual trees exhibiting the highest aesthetic standard for trees of the same species: A = Excellent, B = Good, C = Fair, D = Poor, E = Very Poor, F = Dead.

Source: EcoTierra Consulting, June 2013

Table 2
8899 Beverly Project
Summary of Observed Tree Species

Common Name	Scientific Name (Genus Species)	Number Observed	% of Total Observed ^a
Indian Laurel Fig	<i>Ficus microcarpa nitida</i>	8	15.1
Ginkgo Tree	<i>Ginkgo biloba</i>	7	13.2
Sweetshade	<i>Hymenosporum flavum</i>	3	5.6
Jacaranda	<i>Jacaranda mimosifolia</i>	7	13.2
Victorian Box	<i>Pittosporum undulatum</i>	1	1.9
Brazilian Pepper Tree	<i>Schinus terebinthifolius</i>	22	41.5
Queen Palm	<i>Syagrus romanzoffianum</i>	4	7.6
Chinese Elm	<i>Ulmus parvifolia</i>	1	1.9
Total		53	100.0
<i>a – may not equal 100% due to rounding</i> <i>Source: EcoTierra Consulting, June 2013</i>			

Pursuant to the preliminary designs for the proposed project, the all of the existing trees, with the exception of Tree #33, would be removed as part of the site redevelopment.

In summary, the following impacts would occur to the project site's 53 trees by implementing the proposed project:

Total Number Retained = 1

Total Number Removed = 52

Proposed Mitigation

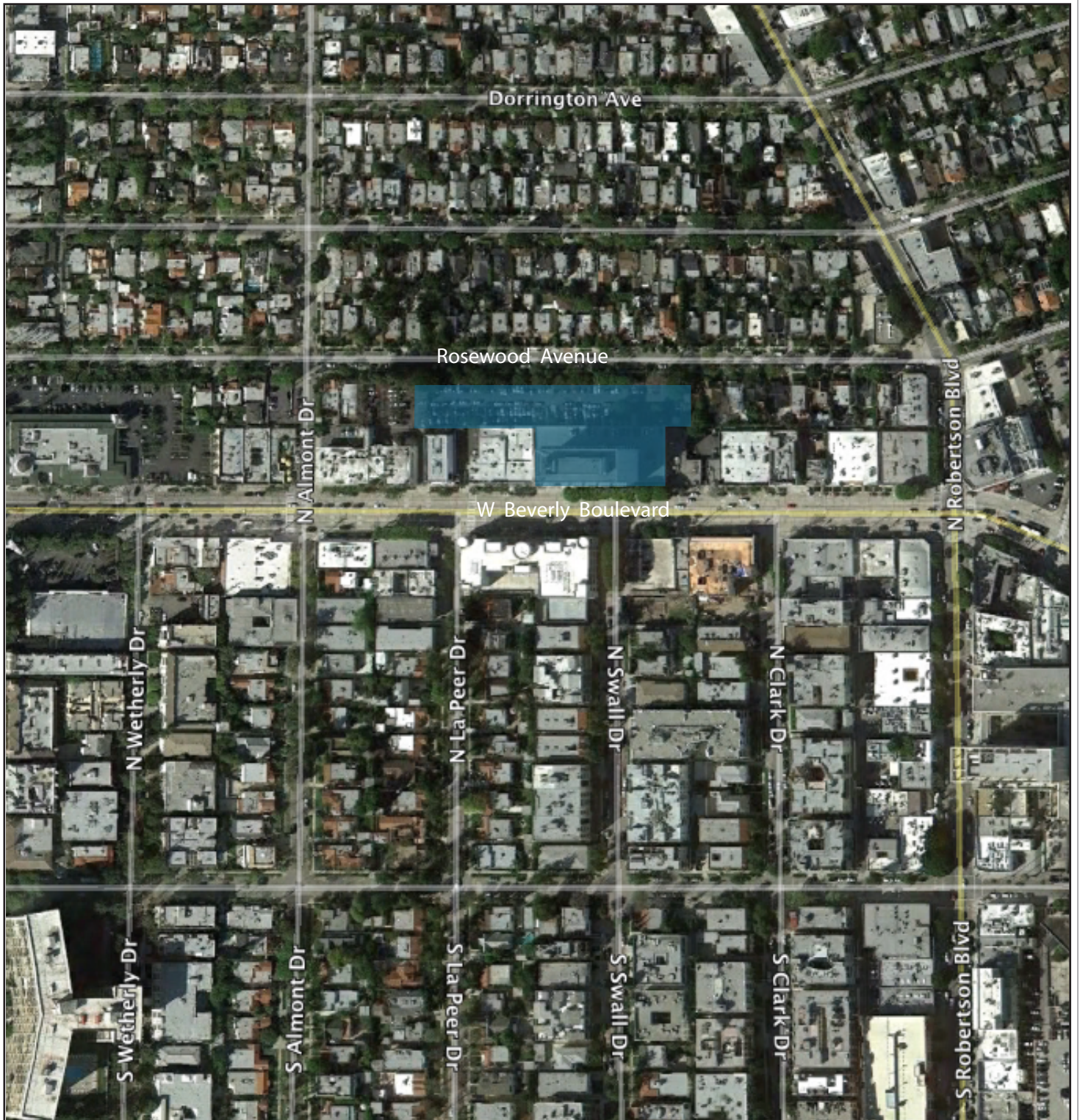
Per the discussion of potential biological resources impacts provided in the Initial Study for the proposed project, the Project Applicant shall comply with City of West Hollywood Municipal Code (WHMC), Section 11.36.010, which requires that all street trees that are removed be replaced with another tree or trees, of a type and quality to be determined by the City. Following compliance with WHMC, biological resources, specifically trees, at the Proposed Project Site would be less than significant and no further mitigation would be necessary.

Respectfully submitted
for
EcoTierra Consulting



S. Lynn Kaufman
Landscape Architect
CA License # 2975
June 11, 2013

NOTICE OF DISCLAIMER: *Opinions given in this report are those of EcoTierra Consulting and are derived from current professional standards based on visual observations at the time the field surveys were conducted. The trees discussed herein were generally reviewed for physical and biological function and aesthetic conditions. This examination was conducted in accordance with presently accepted industry procedures, which are ground plane macro-visual observation only. This visual record does not include aerial or subterranean inspections, microbiological or soil-root excavations, upper crown examinations or internal tree investigation (i.e. core sampling), and therefore may not reveal existing hidden conditions or hazards. Records are only represented as accurate as of the dates of the surveys due to variable environmental factors, including but not limited to the reasonably foreseeable deterioration and/or growth of existing plant material.*

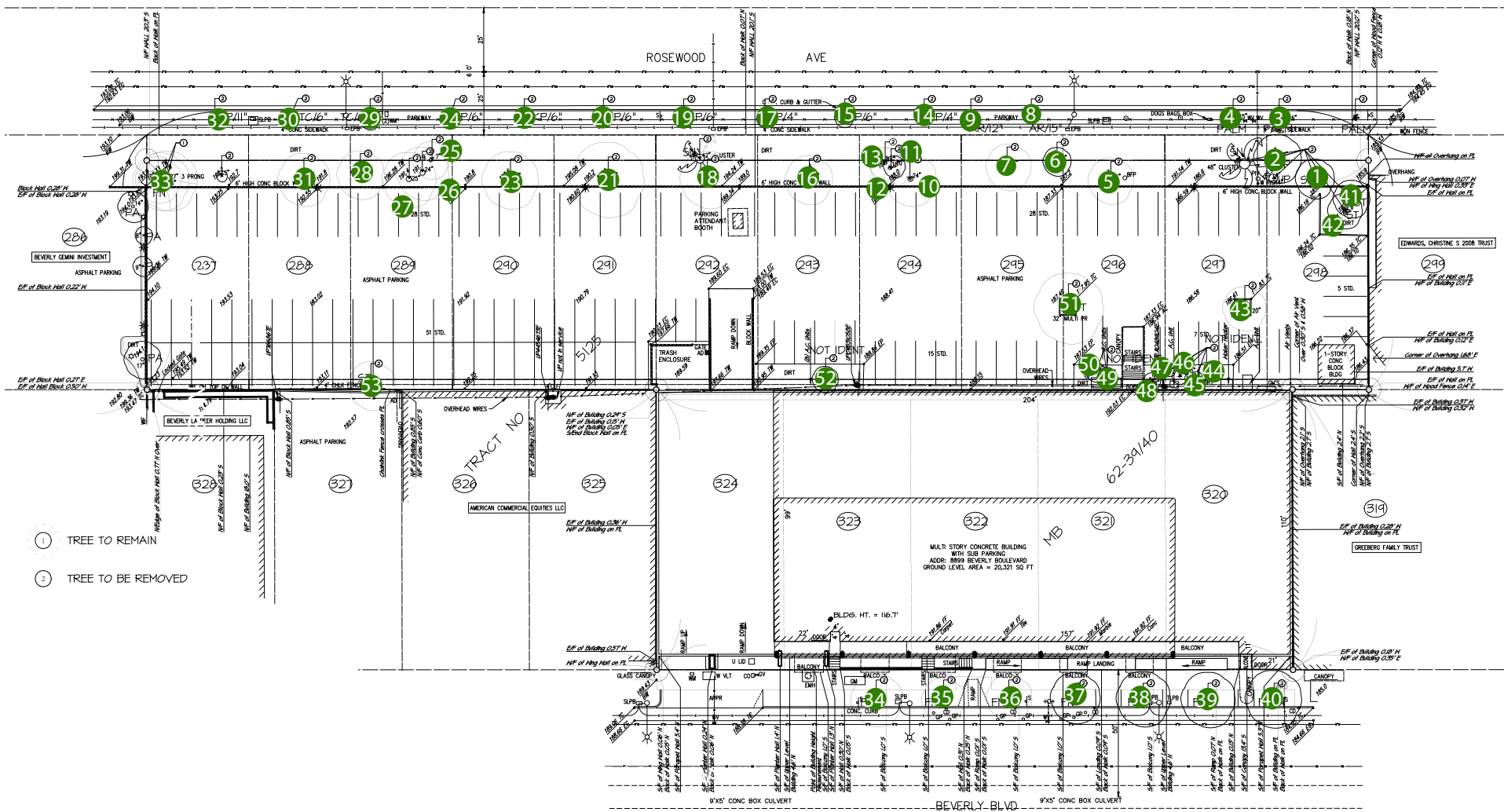


Project Site

Source: GoogleEarth, June 2013.



Project Location Map



Source: Hart Howerton, December 20, 2012, and EcoTierra Consulting, June 11, 2013.



Tree 1



Tree 2



Tree 3



PHOTO LOCATION MAP

Source: EcoTierra Consulting, June 2013.



Tree 4



Tree 5



Tree 6

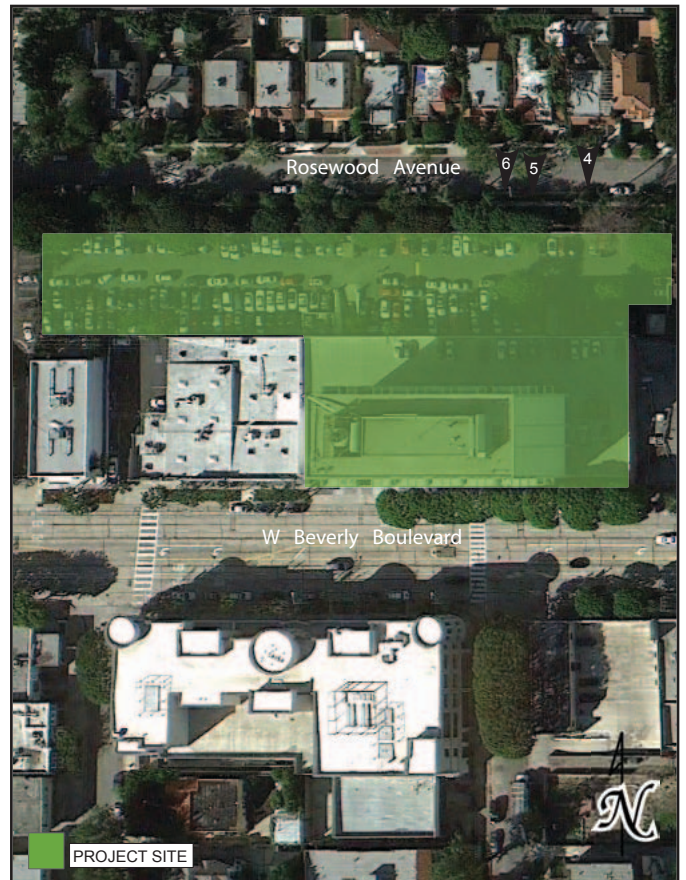


PHOTO LOCATION MAP

Source: EcoTierra Consulting, June 2013.



Tree 7



Tree 8



Tree 9

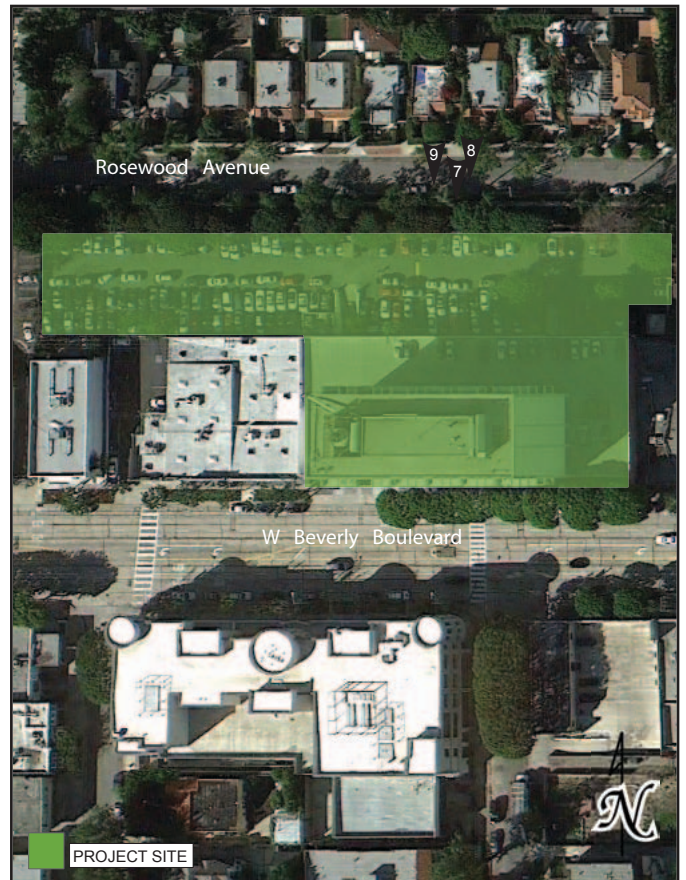


PHOTO LOCATION MAP

Source: EcoTierra Consulting, June 2013.



Tree 10



Trees 11, 12, and 13



Trees 11, 12, and 13

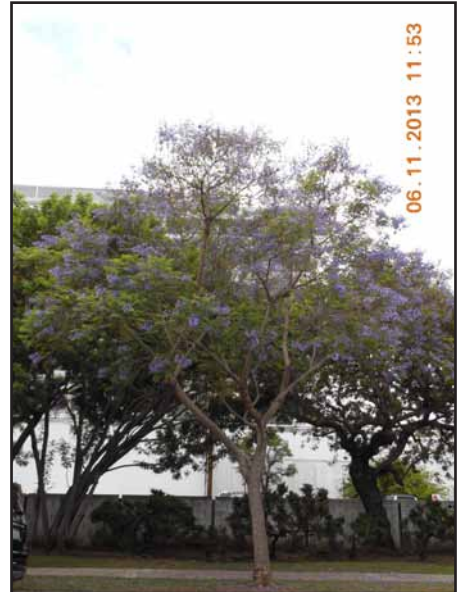


PHOTO LOCATION MAP

Source: EcoTierra Consulting, June 2013.



Tree 14



Tree 15



Tree 16



PHOTO LOCATION MAP

Source: EcoTierra Consulting, June 2013.



Tree 17



Tree 18



Tree 19

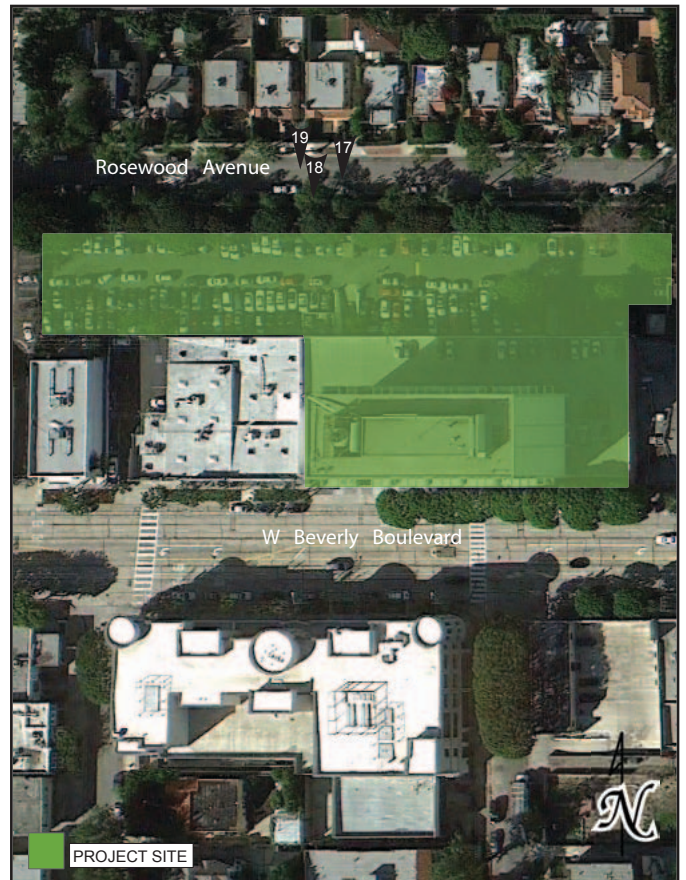


PHOTO LOCATION MAP

Source: EcoTierra Consulting, June 2013.



Tree 20



Tree 21



Tree 22



PHOTO LOCATION MAP

Source: EcoTierra Consulting, June 2013.



Tree 23



Tree 24



Tree 25



PHOTO LOCATION MAP

Source: EcoTierra Consulting, June 2013.



Tree 26



Tree 27



Tree 28

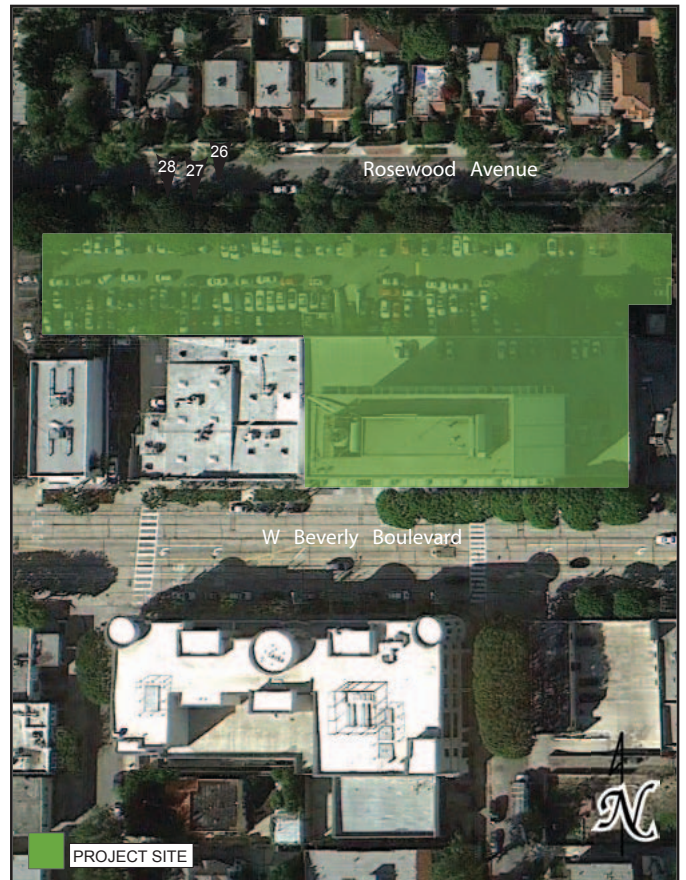
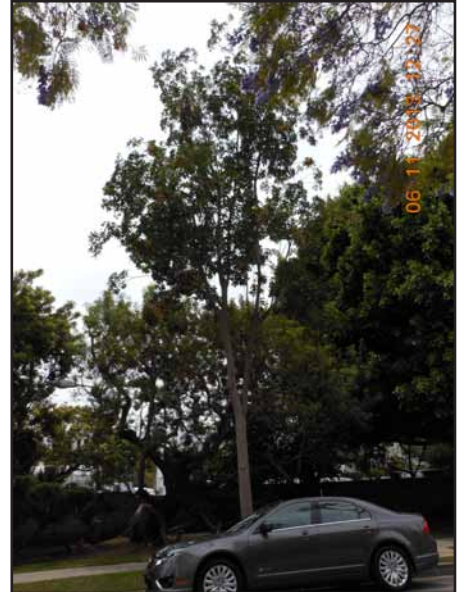


PHOTO LOCATION MAP

Source: EcoTierra Consulting, June 2013.



Tree 29



Tree 30



Tree 31

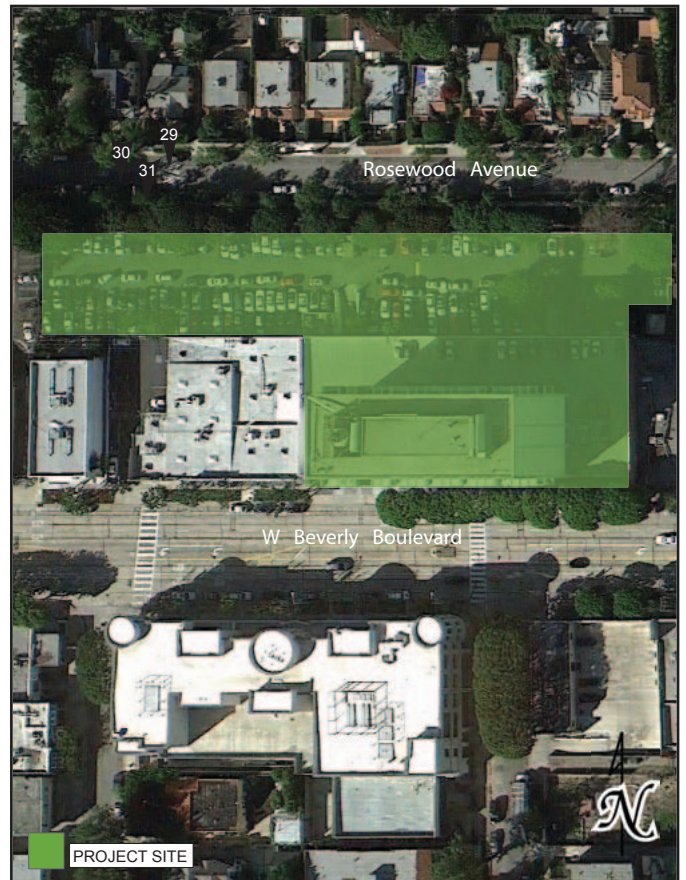


PHOTO LOCATION MAP

Source: EcoTierra Consulting, June 2013.



Tree 32



Tree 33



Tree 34



PHOTO LOCATION MAP

Source: EcoTierra Consulting, June 2013.



Tree 35



Tree 36



Tree 37



PHOTO LOCATION MAP

Source: EcoTierra Consulting, June 2013.



Tree 38



Tree 39



Tree 40

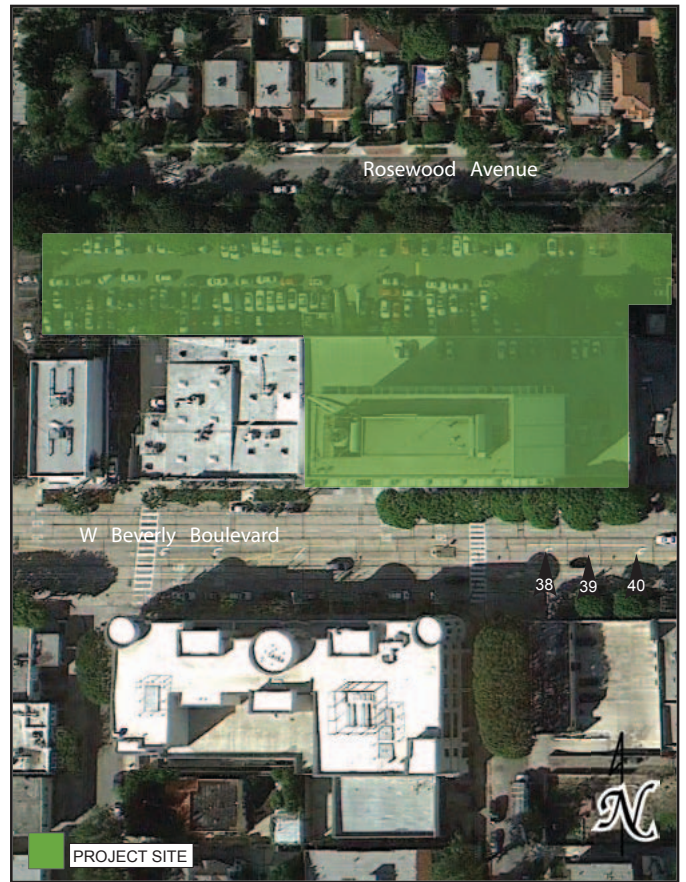
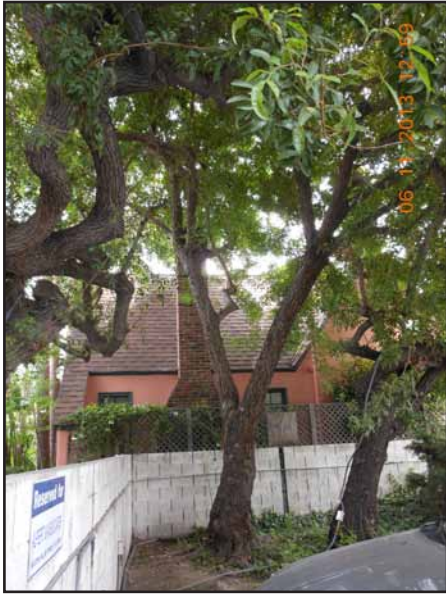
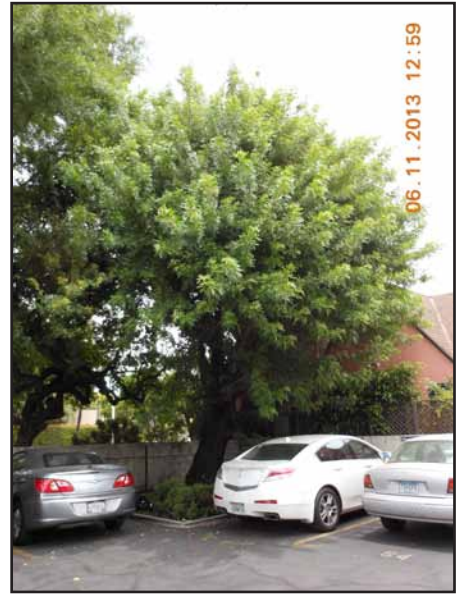


PHOTO LOCATION MAP

Source: EcoTierra Consulting, June 2013.



Tree 41



Tree 42



Tree 43



PHOTO LOCATION MAP

Source: EcoTierra Consulting, June 2013.



Trees 44 and 45



Trees 45, 46, 47, and 48



Tree 49 and 50



PHOTO LOCATION MAP

Source: EcoTierra Consulting, June 2013.



Tree 51



Tree 52



Tree 53



PHOTO LOCATION MAP

Source: EcoTierra Consulting, June 2013.

Tree Evaluation Matrix

	Tree #	1	2	3	4	5	6	7	8	9	10
	Species	ST	UP	SR	SR	ST	ST	ST	SR	SR	ST
	Caliper	17	25	15	15	21	17	22	13	15	30

FACTORS**CROWN DEVELOPMENT**

Well Balanced	5 points			5	5				5	5	
Lacking Natural Symmetry	3 points	3	3								3
Lacking a Full Crown	1 point					1	1	1			

TRUNK CONDITION

Sound and Solid	5 points		5								
Section of Bark Missing											
Less than 1/4 around	4 points	4		4	4	4	4	4	4	4	4
1/4 to 1/2 around	3 points										
1/2 or more around	2 points										
Stump w/ New Basal Growth	1 point										
Extensive Decay or Hollow Trunk	0 points										

BRANCH STRUCTURE

No Defects	5 points			N/A	N/A				N/A	N/A	
Dieback (limited)	4 points		4			4	4	4			4
Few Structurally Dead or Broken	3 points	3									
Many Structurally Dead or Broken	1 point										

TWIG GROWTH

Typical for Species & Age	5 points		5	N/A	N/A				N/A	N/A	
Less than 1/2 Normal	3 points	3				3	3	3			3
Growth Greatly Reduced	1 point										

FOLIAGE

Normal Size & Color	5 points			5	5					5	
Minor Deficiency Symptoms	3 points	3	3			3	3	3	3		3
Major Deficiency Symptoms	1 point										

INSECTS / DISEASES

No Insects or Diseases Apparent	5 points			5	5					5	
Few Controllable Insects/Diseases	3 points		3				3	3	3		3
Severe Infestation	1 point	1				1					

ROOTS

No Root Problems Apparent	5 points								5	5	
Minor Root Problems	3 points		3	3	3	3	3	3			3
Severe Root Problems	1 point	1									

TOTAL POINTS		18	26	22	22	19	21	21	20	24	23
General Aesthetic Grade		D	B	B-	B-	C-	C	C	B-	B	C

ADDITIONAL COMMENTS

ST - Schinus terebinthifolius

UP - Ulmus parvifolia

SR - Syagrus romanzoffianum

	Tree #	51	52	53							
	Species	ST	PU	ST							
	Caliper	49	12	53							

FACTORS

CROWN DEVELOPMENT

Well Balanced	5 points	5									
Lacking Natural Symmetry	3 points			3							
Lacking a Full Crown	1 point		1								

TRUNK CONDITION

Sound and Solid	5 points										
Section of Bark Missing											
Less than 1/4 around	4 points	4	4	4							
1/4 to 1/2 around	3 points										
1/2 or more around	2 points										
Stump w/ New Basal Growth	1 point										
Extensive Decay or Hollow Trunk	0 points										

BRANCH STRUCTURE

No Defects	5 points										
Dieback (limited)	4 points	4	4	4							
Few Structurally Dead or Broken	3 points										
Many Structurally Dead or Broken	1 point										

TWIG GROWTH

Typical for Species & Age	5 points	5	5	5							
Less than 1/2 Normal	3 points										
Growth Greatly Reduced	1 point										

FOLIAGE

Normal Size & Color	5 points										
Minor Deficiency Symptoms	3 points	3	3	3							
Major Deficiency Symptoms	1 point										

INSECTS / DISEASES

No Insects or Diseases Apparent	5 points	5	5								
Few Controllable Insects/Diseases	3 points			4							
Severe Infestation	1 point										

ROOTS

No Root Problems Apparent	5 points										
Minor Root Problems	3 points	3	3								
Severe Root Problems	1 point			1							

TOTAL POINTS		29	25	24							
General Aesthetic Grade		B	C	C							

ADDITIONAL COMMENTS

ST - Schinus terebinthifolius

PU - Pittosporum undulatum

Point Matrix

<u>Total Points</u>	<u>Class</u>	<u>Grade</u>
35 to 31	Excellent	A
30 to 26	Good	B
25 to 16	Fair	C
15 to 11	Poor	D
10 to 6	Very Poor	E
5 to 0	Dead	F