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# Street Tree Report

For: 1911-1931 Sunset Blvd, Echo Park, CA

*Prepared for:* Ryan Guthrie  
Project Manager  
Holland Partner Group  
5000 E Spring Street  
Suite 500  
Long Beach, CA 90815

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# Table of Contents

Introduction.....	1
Project Description and Background.....	1
Assignment.....	1
Aerial View of Site.....	2
Findings.....	3
General Conditions Affecting Trees' Health.....	3
Common name / Botanic name Cross Reference .....	4
Tree Map .....	5
Matrix of Site Tree Observations .....	6
Key to Abbreviations .....	6
Discussion .....	7
Construction Accommodations .....	7
Recommendations.....	9
Specific Recommendations .....	9
Photographic Documentation.....	10
Disclaimer .....	17
Appendix.....	18
A. Resume .....	19
B. Glossary .....	20
C. Verification of Current Registration and Certifications.....	22
Certification .....	25

# Introduction

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## Project Description and Background

Holland Partner Group is planning a new commercial project for construction at 1911-1931 Sunset Blvd, at the corner of Reservoir Street, in the City of Los Angeles. The property is now occupied by one restaurant, a medical business, and two parking lots.

This site is to have a mixed use building including 170 units on top of approximately 10,000 SF of restaurant/retail space along the Sunset Blvd. This will be a six story building.

Currently there are no trees on site and no protected trees, only 14 street trees. The street trees are along Reservoir Street and Sunset Boulevard, four on Sunset and ten on Reservoir. The whole property and street trees were examined on April 8, 2019, and all the trees and palms are included in this report.

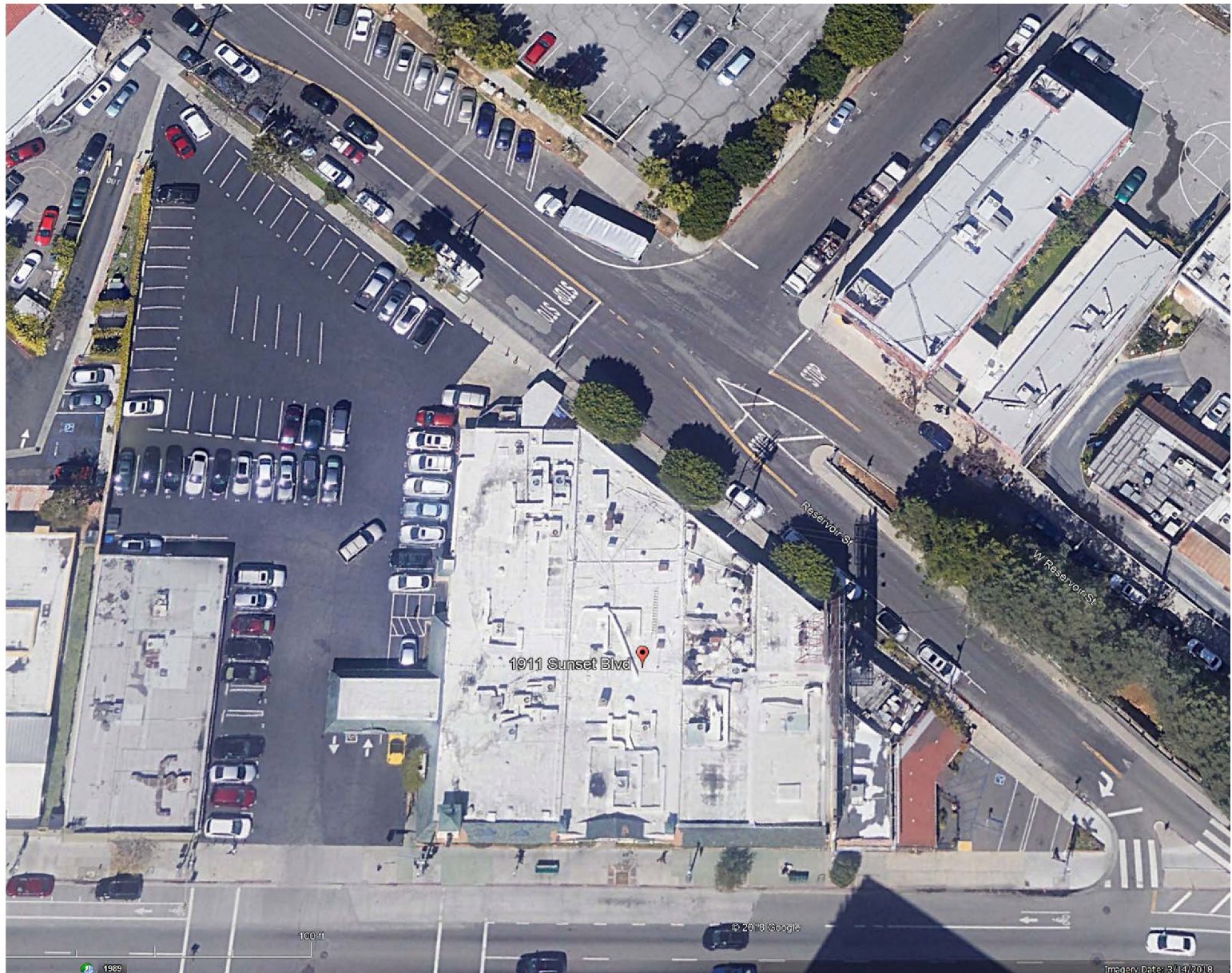
Holland Partners requested that I prepare a proposal to prepare an arborist report detailing the health and condition of these trees and palms. Photographs of the existing trees and present conditions are enclosed.

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## Assignment

Arborgate Consulting was asked to provide an arboricultural evaluation of about 14 palms and trees' health and condition, professional opinions regarding preservation, and report as appropriate for the Los Angeles Urban Forestry Division. Each street tree will be photographed and described in detail. The purpose this report is for satisfying City requirements and obtaining permits to proceed.

## Aerial View of Site





# Findings

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## General Conditions Affecting Trees' Health

All of the trees and palms on these two streets are in confined parkways and cutouts, but doing well so far. The most common street trees here are the *Geijera parviflora*, Australian willow (3 ea.) and *Ficus microcarpa Nitida*, Indian laurel (3 ea.). The rest are rather random mix of one or two each of *Euphorbia tirucalli*, *Koelreuteria bipinnata*, *Koelreuteria elegans*, *Syagrus romanzoffianum*, *Tabebuia avellanedae* and *Washingtonia robusta*.

The parkway along the west end of Reservoir is only 3.5 feet wide. More to the east there are three *Ficus microcarpa Nitida*, Indian laurels in the narrow 3.5-foot by 7 foot wide cutouts behind the restaurant along Reservoir Street. Although they are very crowded, they are healthy. As would be expected, the adjoining sidewalk is damaged. Near the intersection with Sunset a narrow parkway resumes, but only contains a young Mexican fan palm and a young queen palm.

The four street trees along Sunset are three recently planted *Geijera parviflora* and one *Tabebuia avellanedae*, but they are in new, well-finished 4x4-foot cutouts. The Australian willows are drought tolerant and all appeared healthy or in excellent health, even though they were crowded in little 4-foot square cutouts. As long as they have good percolation, they are a hardy species, with few pest problems. The *Tabebuia* is bare, but this is not the season to be bare, but it is not dead. There are no

symptoms of disease or pests. The City may want this replaced. The older Mexican fan palm was healthy, except for the small one that was suppressed under a larger adjoining Ficus tree. There were no clear disease symptoms or pest issues.

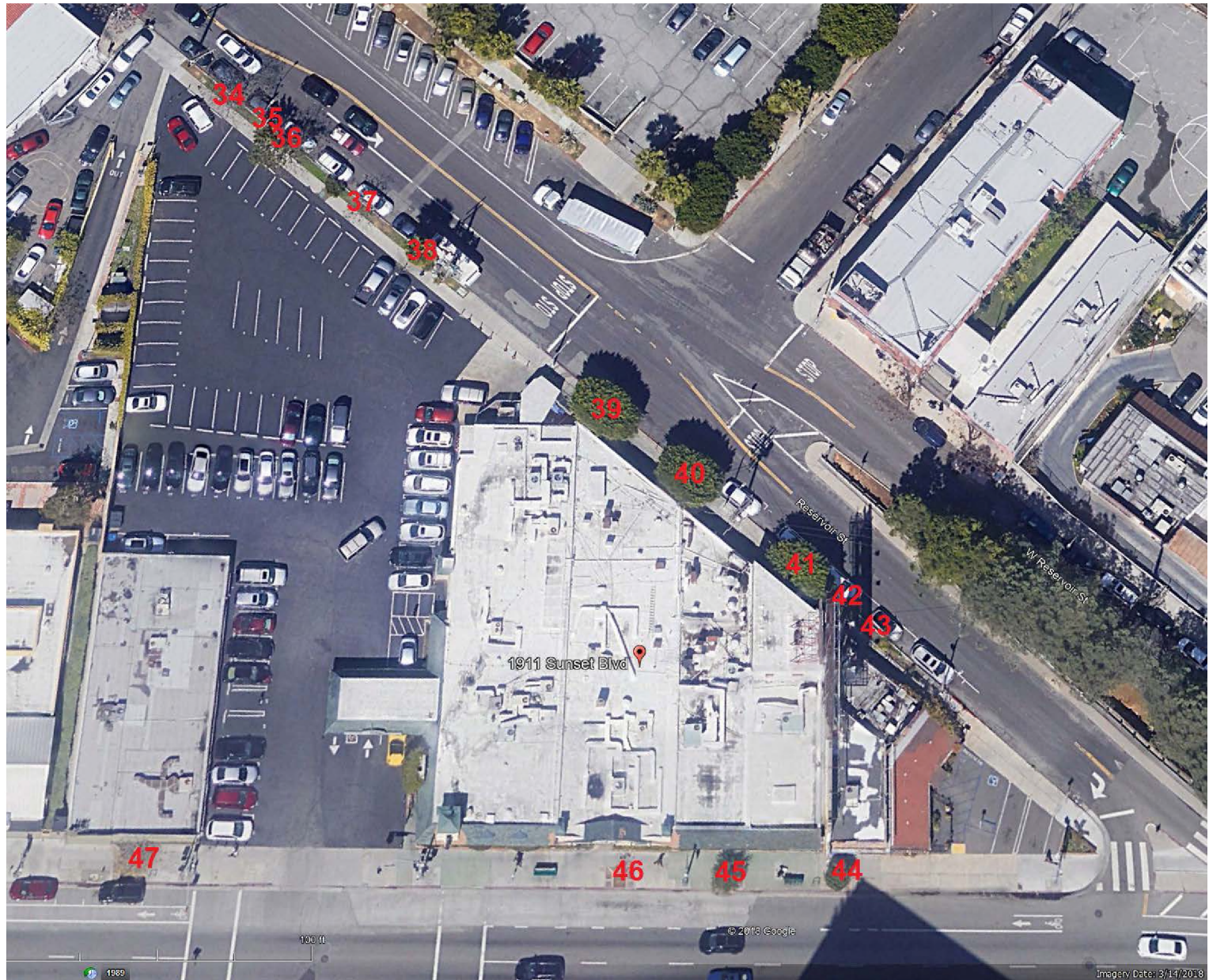
There no protected tree species on or adjoining this site, naturally occurring or otherwise. There are also no clear pest or disease issues on most of the trees, even the Indian laurels. Besides the bare Tabebuia, one of the Koelreuterias has possible signs of polyphagous shot-hole borer (PSHB). Overall, their health varies from excellent to adequate. In the matrix below more descriptions will be included and photographs can be found in the appendix. Other than the palms, their structural condition is fair to good, with most needing corrective pruning, if they are not removed. The street trees along Reservoir are randomly arranged and crowded.

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## Common name / Botanic name Cross Reference

Botanic name	Common name	Qty
Euphorbia tirucalli	Pencil tree	1
Ficus m. Nitida	Indian laurel	3
Geijera parviflora	Australian willow	3
Koelreuteria bipinnata	Golden rain tree	1
Koelreuteria elegans	Chinese flame tree	2
Syagrus romanzoffianum	Queen palm	1
Tabebuia avellande	Pink trumpet tree	1
Washingtonia robusta	Mexican fan palm	1

## Tree Map



## Matrix of Site Tree Observations

DBH = diameter at breast height (4.5'). Health levels follow school grades, i.e. A=excellent, B = good, C = acceptable, D = declining or at risk, F = dead or hazardous.

Tag	Species	DBH	Ht.	Wd.	Health	Root space	Trunk cond	Limb cond	Foliage cond	Location	Comments
34	Koelreuteria bipinnata	10	22	30	B	3.5' pkwy	cod inc	okay	bare	Parkway	Overhead wires
35	Euphorbia tirucalli	6+7+9	25	22	B	3.5' pkwy	cod inc	Xing	mSp	Parkway	TO, overhead wires
36	Koelreuteria elegans	7.6	22	20	C	3.5' pkwy	cod	Xing	bare	Parkway	Bleeding, overhead wires
37	Koelreuteria elegans	5.8	18	17	C	3.5' pkwy	cod	TO	bare	Parkway	Overhead wires
38	Washingtonia robusta	30'th	30'th	12	B	3.5' pkwy	okay	N/A	tip burn	Parkway	Overhead wires
39	Ficus m. Nitida	17"@3'	25	28	A	3.5' x 7'	cod inc	Xing	okay	CO	Overhead wires
40	Ficus m. Nitida	17"@3'	25	28	A	3.5' x 7'	cod	epis	okay	CO	Overhead wires
41	Ficus m. Nitida	17"@3'	25	28	A	3.5' x 7'	cod inc	epis	okay	CO	
42	Washingtonia robusta	4.5'th	4.5'th	8	C	3.5' pkwy	okay	N/A	okay	Parkway	Over-pruned
43	Syagrus romanzoffianum	9'th	9'th	10	C	3.5' pkwy	thin	N/A	okay	Parkway	
44	Geijera parviflora	4.5	17	11	A	4' CO	cod	CrS	okay	CO	On Sunset
45	Geijera parviflora	4.2	18	11	A	4' CO	cod	CrS	okay	CO	On Sunset
46	Geijera parviflora	1.7	13	8	B	4' CO	okay	okay	Sp	CO	On Sunset
47	Tabebuia avellaneda	4	18	12	D	4' CO	bow'd	okay	bare	CO	On Sunset

### Key to Abbreviations

1sRF= one-sided root flare  
 CO = cut out  
 Cod = codominant  
 CrS = crowded scaffold limbs  
 Epis = epicormic shoots  
 Hd = headed

Inc = included bark  
 LB = low branched  
 Sp = sparse  
 th = trunk height, re: palms  
 TO = tear-out  
 Xing = crossing limbs



# Discussion

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## Construction Accommodations

Considering the planned development of a mixed use building including 170 units on top of approximately 10,000 SF of restaurant/retail space along the Sunset Boulevard, and the site coverage of the building, there is no opportunity to protect any trees in place, including the three Australian willow street trees along Sunset. These trees will be within the construction site and impact the ability to build the building to the property line as planned. Scaffolding, man-lifts and other equipment will need to utilize the sidewalk.

Although it would be good to save more large healthy trees like the Indian laurels, but there is so little space for such trees. This will be a very high density development. If there are open spaces for trees in the new project, they will certainly require small species or small palms. The shade pattern of a six story building may make it difficult to grow any trees on the Reservoir side. Trees in planters are planned throughout the courtyard podium deck. Trees are also planned for the frontage parkways. No trees are proposed for pots or roof top planting.

Roof gardens are difficult and short-lived. Drainage of roof gardens is complex. Maintaining trees on the roof of a six story building will be difficult. Trees need root space and root space means heavy soil, even with light weight soil, its heavy when

wet. Light weight soil does not provide very good support for trees, and trees on the roof are exposed to more wind than anywhere else. Pots are much less difficult to change out and keep fresh than roof top planters, but pots can blow over.

# Recommendations

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## Specific Recommendations

1. Remove the existing trees on Reservoir.
2. Get permits to remove the Australian willows on Sunset. These trees will be within the construction site and impact the ability to build the building to the property line as planned. Scaffold, man-lifts, and other equipment will utilize the sidewalk
3. After construction replace the bare Tabebuia on Sunset.
4. Plant any essential mitigation trees in the largest planting space available, or preferably pay into the City's tree fund.
5. If street trees are required along Reservoir, choose them carefully and consider the overhead wires and shade patterns of the building.

## Photographic Documentation



Tree #34, a golden rain tree



Trees #35 and 36, a pencil tree and a Chinese flame tree.





Tree #37, a Chinese flame tree



Palm tree #38, a Mexican fan palm.





Tree #39, an Indian laurel

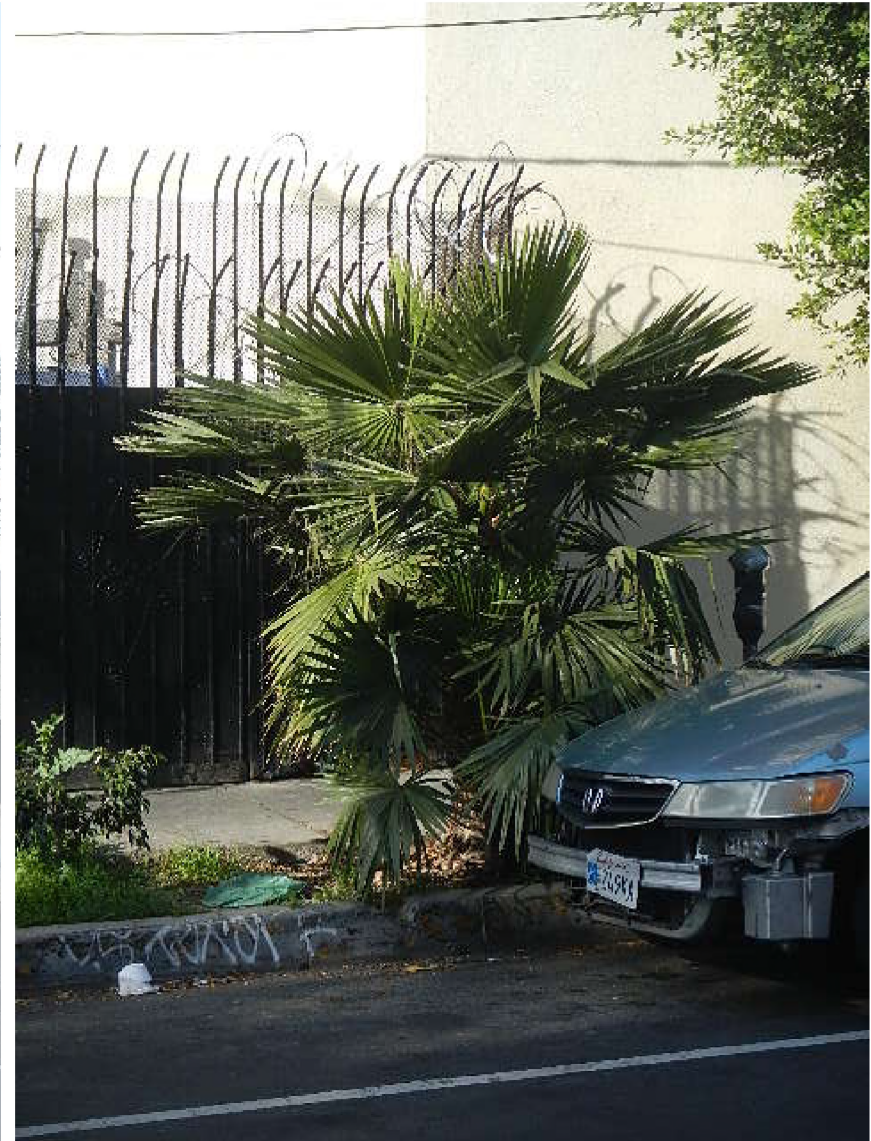


Tree #40, an Indian laurel



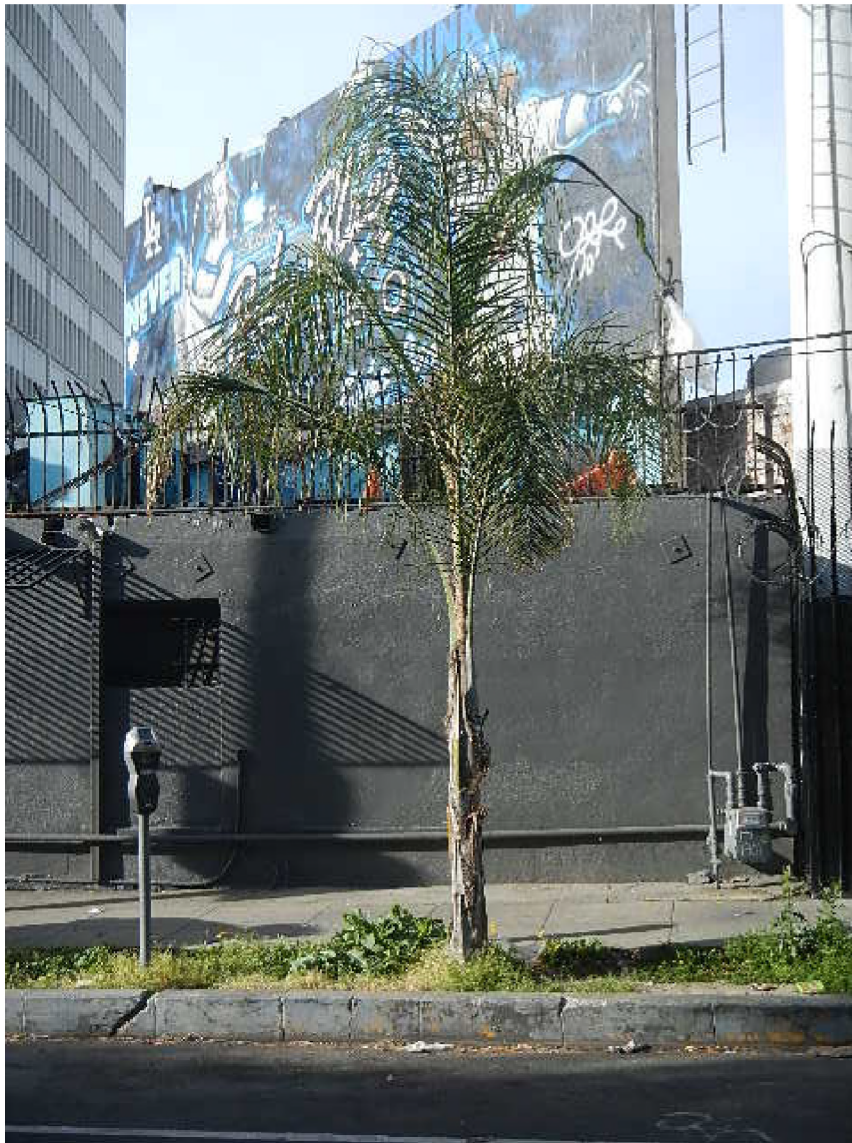


Tree #41, an Indian laurel



Palm tree #42, a Mexcan fan palm.





Palm tree #43, a queen palm



Tree #44, an Australian willow.





Tree #45, an Australian willow.



Tree #46, an Australian willow.





Tree #47, a pink trumpet tree

# Disclaimer

Since Arborgate Consulting may not have direct review or supervision of demolition or construction as it takes place, we must remind you that there are certain risks involved. Trees are living, dynamic organisms that respond to changes in their environment, sometimes quickly and sometimes slowly. Tree work near high tension wires is a high risk business and only professional tree services familiar with line clearance should perform this work.

Good, current information on tree preservation has been applied. A complete risk assessment was not requested or performed. Weather, winds and the magnitude and direction of storms are not predictable and a failure may still occur despite the best application of high professional standards. Future maintenance will also affect the trees' health and stability and is not under the supervision or scrutiny of this consultant. This consultant does not assume liability for any tree failures involved with this property.

# Appendix

**A. Resume**

**B. Glossary**

**C. Verification of Current Registration and Certifications**



## A. Resume

### GREGORY W. APPLGATE, ASCA, ASLA

Registered Consulting Arborist #365

#### PROFESSIONAL REGISTRATIONS:

American Society of Consulting Arborists Registered Consulting Arborist #365  
International Society of Arboriculture, Certified Arborist Number WE-0180a  
International Society of Arboriculture, Tree Risk Assessment Qualified PNW-444

#### 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 Museums, 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 and Purple Lines, 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  
ASCA Arboricultural Consulting Academy, Arbor-Day Farm, Kansas City 1995, #3 graduate  
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  
American Society of Landscape Architects (ASLA), Full Member  
International Society of Arboriculture (ISA), Regular Member  
California Tree Failure Report Program, UC Davis, Participant  
Street Tree Seminar (STS), Associate Member

#### COMMUNITY AFFILIATIONS:



SoCalif ASLA visibility committee	1980-82
Landscape Arch. License Exam prep, Instructor, Cal Poly Pomona	(1986-90)
American Institute of Landscape Architects, LA Chapter Board of Directors	(1980-82)
California Landscape Architect Student Scholarship Fund-Chairman	(1985)
International Society of Arboriculture-Examiner-tree worker certification	(1990)
ASCA, Industry definitions committee and A3G committee	2009-2010
ASCA web site, west coast tree question responder	(2007 and continuing)
Guest lecturer at UCLA, Cal Poly, Saddleback College, & Palomar Junior College	


## B. Glossary

<b>ANSI-A300</b>	American National Standards Institute performance standards for the care and maintenance of trees, shrubs and other woody plants. Copies are available from International Society of Arboriculture bookstore 888-ISA-TREE
<b>ANSI-Z60-1</b>	American National Standards Institute standards sizing and describing trees, shrubs and other nursery stock.
<b>Appraisal</b>	Plant appraisal - The act or process of developing an opinion of a defined value or defined cost. This may apply to plants, landscape elements, or services. (per Council of Tree and Landscape Appraisers)
<b>Arboricultural</b>	Pertaining to the awareness, care, evaluation, identification, growing, maintenance, management, planting, selection, treatment, understanding, valuation and so forth of trees and other woody plants and their growing environments, particularly in shade and ornamental (non-crop/commodity) settings.
<b>Arboriculture</b>	The selection, cultivation, and care of trees, vines, and shrubs.
<b>Arborist</b>	A person possessing the technical competence through experience and related training to provide for or supervise the management of trees or other woody plants in a landscape setting.
<b>ASCA</b>	The American Society of Consulting Arborists, Inc. a professional society, as described in its by-laws.
<b>Bark</b>	Tissue on the outside of the vascular cambium. Bark is usually divided into inner bark - active phloem and aging and dead crushed phloem - and outer bark.
<b>Basal flare</b>	Most trees have a rapid increase in diameter as the trunk meets the soil line or root crown. This area is associated with both trunk and root tissue.
<b>Canopy</b>	The live, foliage-bearing part of a tree.
<b>Codominant</b>	Leaders equal in size and relative importance, developed from 2 apical buds at the top of a stem. Each codominant stem is an extension of the stem below it. There are no branch collars or trunk collars at the bases of codominant stems.
<b>Compaction</b>	(Soil Compaction) The compression of soil, causing a reduction of pore space and an increase in the bulk density of the soil. Tree roots cannot grow in compacted soil.
<b>Crotch</b>	The union of two or more branches; the axillary zone between branches.
<b>Crown</b>	The upper portions of a tree or shrub, including the main limbs, branches, and twigs.

<b>DBH</b>	Diameter of the trunk, measured at breast height or 54 inches above the average grade. See caliper.
<b>Decay</b>	Progressive deterioration of organic tissues, usually caused by fungal or bacterial organisms, resulting in loss of cell structure, strength, and function. In wood, the loss of structural strength.
<b>Decline</b>	Progressive reduction of health or vigor of a plant.
<b>Foliage</b>	The live leaves or needles of the tree; the plant part primarily responsible for photosynthesis.
<b>Flush cut</b>	Pruning technique in which both branch and stem tissue are removed, generally considered poor practice
<b>Heading</b>	Pruning techniques where the cut is made to a bud, weak lateral branch or stub.
<b>Included bark</b>	The pattern of development at branch junctions where bark is turned inward rather than pushed out forming a branch bark ridge. Bark embedded within the crotch between a branch and the trunk or between two or more stems that prevents the formation of a normal branch bark ridge. This often occurs in branches with narrow-angled attachments or branches resulting from the loss of the leader. Such attachments are weak and subject to splitting out.
<b>Leader</b>	A dominant upright stem, usually the main trunk. There can be several leaders in one tree.
<b>Lion-tailing</b>	The removal of all, or a great deal of, the inner branches and/or watersprouts from the crown of a tree. Lion's Tailing is not an acceptable pruning practice, see ANSI A-300.10.1.7.
<b>Root crown</b>	Area at the base of a tree where the roots and stem merge (synonym - root collar)
<b>Root system</b>	The portion of the tree containing the root organs, including buttress roots, transport roots, and fine absorbing roots; all underground parts of the tree.
<b>Root zone</b>	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.
<b>Scaffold limb</b>	Primary structural branch of the crown.
<b>Stress</b>	"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
<b>Topping</b>	Pruning technique to reduce height - heading of large branches.
<b>Value</b>	The relative worth, merit, or importance of a thing, expressed as a single point, a range, or a relationship to a benchmark.

## Verification of Current Registration and Certifications

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# MY DASHBOARD

### MY MEMBERSHIPS

CSID: 1113

#### Current Memberships

Senior Member	Expires: 3/12/2020
Western Chapter Membership	Expires: 3/12/2020

#### Expired Memberships

AREA Membership	Expired: 12/31/2013	<a href="#">Join</a>
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### MY CREDENTIALS

CERT ID: WE-0180A

#### Current Credentials

ISA Certified Arborist® <b>28.75</b>	Expires: 6/30/2021	<a href="#">View CEUs:</a>
Tree Risk Assessment Qualification	Expires: 9/30/2022	



*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*



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Dr. James R. Clark, RCA #357  
President



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Beth W. Palys, FASAE, CAE  
Executive Director

# INTERNATIONAL SOCIETY OF ARBORICULTURE TREE RISK ASSESSMENT QUALIFICATION

Gregory W. Applegate

Having successfully completed the requirements established by  
the International Society of Arboriculture, the above named  
is hereby recognized as ISA Tree Risk Assessment Qualified.



Kevin Martlage  
Director of Professional Development  
International Society of Arboriculture

11 Feb 2013  
Issue Date

Jim Skiera, Executive Director  
International Society of Arboriculture

30 Sep 2022  
Term of Validity End Date

# 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 the reported assumptions and limiting conditions, and are my personal unbiased professional analysis, opinions and conclusions.

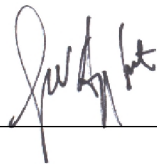
That I have no present or prospective interest in the vegetation that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.

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

That my analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the standards of ASCA and customary arboricultural practice.

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

Arborgate Consulting, Inc.  
Gregory W. Applegate, ASCA  
Registered Consulting Arborist #365  
Certified Arborist #WE-0180a



Date: 4/9/2019