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June 20, 2025

BPW-2025-0370

The Honorable City Council
Room No. 395
City Hall

REQUEST FOR AUTHORITY – 700 STATE DR

As recommended in the accompanying report of the Director of the Bureau of Sanitation, which this Board has adopted, the Board of Public Works recommends that the City Council:

1. AUTHORIZE the Director of the Bureau of Sanitation and Environment, or her designee, to provide a refund amount of \$99,766.96 to the California Science Center; and
2. APPROVE and forward this report with transmittals to City Council with the request to authorize the President or two members of the Board of Public Works and the Director of the Bureau of Sanitation to provide the refund to the California Science Center.

Sincerely,

TJ KNIGHT,
Asst. Executive Officer, Board of Public Works

TK:lc



ADOPTED BY THE BOARD
PUBLIC WORKS OF THE CITY
of Los Angeles California

JUN 13 2025
AND REFERRED TO THE CITY COUNCIL
E. W. [Signature]
Executive Officer
Board of Public Works

DEPARTMENT OF PUBLIC WORKS
BUREAU OF SANITATION
BOARD REPORT NO. 2
JUNE 18, 2025

CD: 9

AUTHORITY TO PROVIDE REFUND RESULTING FROM NON-SEWER TRIBUTARY WATER USAGE FOR 700 STATE DR

RECOMMENDATIONS

1. Authorize the Director of the LA Sanitation and Environment (LASAN), or her designee, to provide a refund amount of \$99,766.96 to the California Science Center.
2. Approve and forward this report with transmittals to City Council with the request to authorize the President or two members of the Board of Public Works (Board) and the Director of LASAN to provide the refund to the California Science Center.

FISCAL IMPACT STATEMENT

Funding for this refund will come from the Sewer Operations and Maintenance Fund. There is no impact to the General Fund.

TRANSMITTAL

1. Calculations Showing Sewer Discharge of 72%
2. Refund for Sewer Service Charge Payment
3. Refund Authority Limit of \$63,476 for FY 2024-2025

DISCUSSION

The customer began ownership of 700 State Dr, Los Angeles, CA 90037 on May 12, 2005. Due to the presence of evaporative cooling towers, the customer believed that they discharged less than the default percent discharge of 93% of water consumption as sewer usage. Therefore, on January 25, 2018, the customer applied for a Commercial Sewer Service Charge (CSSC) request for adjustment to LASAN, Financial Management Division.

After an investigation from the LASAN, the customer was confirmed to discharge 72% of water consumption as sewer usage due to evaporative cooling tower usage (Transmittal 1). This lower discharge resulted in a CSSC adjustment retroactive to January 13, 2017. This adjustment resulted in a total refund amount of \$99,766.96 (Transmittal 2). This refund exceeds the Department Head Refund Authority of \$63,476 (Transmittal 3). Therefore, LA Sanitation and Environment is requesting for Board and Council approval to issue this refund.

PROJECT REVIEW BY DIRECTOR

No PRD is required.

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STATUS OF FINANCING

There is no impact to the General Fund. The total funding for this refund is not to exceed \$99,766.96. Funding in the amount of \$99,766.96 is available in the Fund No. 760, Sewer Operations and Maintenance Fund, Appropriation Account No. 50YCAA, Sewer Service Charge Refunds.

Existing appropriations may change based on available cash balances. Therefore, funds and appropriations will be determined by the Director and General Manager of LASAN.

Funding as of the date of this Board Report has been verified and approved by the Director of Accounting subject to the terms, conditions, and cash availability described above.

(Signature Page Follows)

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Respectfully submitted,



BARBARA ROMERO
Director and General Manager
LA Sanitation and Environment

REVIEWED AND APPROVED BY:



Sarai Bhaga (May 20, 2025 17:58 PDT)

SARAI BHAGA, Chief Financial Officer
LA Sanitation and Environment
Date: _____

APPROVED AS TO FUNDS:



MIGUEL DE LA PENA, Director
Office of Accounting
760/50/50YCAA \$99,766.96
Date: 6/02/2025

Prepared by:
Michael Ku, FMD
(213) 485-2395

Transmittal No. 1

2,245.99

Name: CALIFORNIA SCIENCE CENTER
Address: 700 STATE DR
Meter #: 31987059

Cooling Tower 1B Cooling Tower
Capacity: 800 tons Capacity: 1501.5 tons
Operating time: 7 hrs/day Operating time: 3.5 hrs/day
Days / week: 7 days/week Days / week: 7 days/week

[Customer stated that operating time is 24/7 AS NEEDED (site only open 7 hours a day)]

COOLING TOWERS

Monday to Sunday

Evap. Losses

15,581.00

= (Capacity, in tons) X (Avg. Operational HPD) X (Load Factor) X (12,000 BTU/ton-hr) X (365 days) X (1 HCF)
(8760 BTU/gal) X (1 year) X (748 gal)

| | |
|----------------------------------|----------------------|
| # Cooling Towers | 1 |
| Capacity (tons) | 800 |
| Avg. Operational Hours per Day | 12 hrs (alternating) |
| Load Factor (Efficiency) | 60% |
| CT Evaporation Losses (HCF/year) | 2246 |

| | |
|----------------------------------|----------------------|
| # Cooling Towers | 1 |
| Capacity (tons) | 1501.5 |
| Avg. Operational Hours per Day | 12 hrs (alternating) |
| Load Factor (Efficiency) | 60% |
| CT Evaporation Losses (HCF/year) | 2108 |

| Total Water Consumption: | 1/16/2018 | 2/12/2018 | days | HCF |
|--------------------------|------------|------------|------|------|
| | 1/16/2017 | 1/16/2018 | 27 | 692 |
| | 10/12/2017 | 1/9/2018 | 68 | 1973 |
| | 9/12/2017 | 11/9/2017 | 28 | 937 |
| | 8/11/2017 | 10/12/2017 | 30 | 1283 |
| | 7/13/2017 | 9/12/2017 | 32 | 1813 |
| | 6/13/2017 | 8/11/2017 | 29 | 1699 |
| | 5/12/2017 | 7/13/2017 | 30 | 1873 |
| | 4/13/2017 | 6/13/2017 | 32 | 1708 |
| | 3/15/2017 | 5/12/2017 | 29 | 1444 |
| | 2/13/2017 | 4/13/2017 | 29 | 1349 |
| | 1/13/2017 | 3/15/2017 | 30 | 810 |
| | | 2/13/2017 | 31 | 773 |
| Total: | | 364 | days | HCF |

Total Evaporate (Cooling Tower 1b)

HCF
year

Total Evaporate (Cooling Tower)

2107.720588 HCF/year

Percent Discharge Total:

72%

Transmittal No. 2

| | |
|------------------------|--------------|
| Total Cost (original): | \$458,655.32 |
|------------------------|--------------|

| | | |
|---|----------------|--------------|
| Revised 72% for changing rates per year | | |
| Start Date | End date | Cost |
| 1/13/2017 | 7/1/2017 | \$23,547.72 |
| 7/1/2017 | 7/1/2018 | \$49,588.20 |
| 7/1/2018 | 7/1/2019 | \$48,712.33 |
| 7/1/2019 | 7/1/2020 | \$54,531.64 |
| 7/1/2020 | 7/1/2021 | \$63,300.07 |
| 7/1/2021 | 7/1/2022 | \$65,723.63 |
| 7/1/2022 | 7/1/2023 | \$25,167.81 |
| 7/1/2023 | 7/1/2024 | \$16,824.27 |
| 7/1/2024 | 10/19/2024 | \$7,061.60 |
| 10/19/2024 | 12/16/2024 | \$4,431.09 |
| | Total | \$358,888.36 |
| | New Difference | \$99,766.96 |

Sewer Charges

| Start Date | End Date | Days | Status | Current Amount | Payoff Amount |
|------------|------------|------|--------|----------------|---------------|
| 11/12/2024 | 12/16/2024 | 34 | Frozen | \$3,478.26 | \$3,478.26 |
| 10/11/2024 | 11/12/2024 | 32 | Frozen | \$2,798.90 | \$2,798.90 |
| 9/11/2024 | 10/11/2024 | 30 | Frozen | \$1,967.58 | \$1,967.58 |
| 8/12/2024 | 9/11/2024 | 30 | Frozen | \$3,034.48 | \$3,034.48 |
| 7/12/2024 | 8/12/2024 | 31 | Frozen | \$2,407.21 | \$2,407.21 |
| 6/13/2024 | 7/12/2024 | 29 | Frozen | \$2,674.45 | \$2,674.45 |
| 5/13/2024 | 6/13/2024 | 31 | Frozen | \$2,320.21 | \$2,320.21 |
| 4/15/2024 | 5/13/2024 | 28 | Frozen | \$1,848.67 | \$1,848.67 |
| 3/14/2024 | 4/15/2024 | 32 | Frozen | \$1,323.54 | \$1,323.54 |
| 2/13/2024 | 3/14/2024 | 30 | Frozen | \$0.00 | \$0.00 |
| 1/16/2024 | 2/13/2024 | 28 | Frozen | \$3,772.35 | \$3,772.35 |
| 12/12/2023 | 1/16/2024 | 35 | Frozen | \$26.79 | \$26.79 |
| 11/9/2023 | 12/12/2023 | 33 | Frozen | \$1,157.43 | \$1,157.43 |
| 10/13/2023 | 11/9/2023 | 27 | Frozen | \$1,382.48 | \$1,382.48 |
| 9/12/2023 | 10/13/2023 | 31 | Frozen | \$2,261.27 | \$2,261.27 |
| 8/15/2023 | 9/12/2023 | 28 | Frozen | \$2,127.30 | \$2,127.30 |
| 7/14/2023 | 8/15/2023 | 32 | Frozen | \$2,550.63 | \$2,550.63 |
| 6/13/2023 | 7/14/2023 | 31 | Frozen | \$2,546.37 | \$2,546.37 |
| 5/15/2023 | 6/13/2023 | 29 | Frozen | \$1,855.49 | \$1,855.49 |
| 4/13/2023 | 5/15/2023 | 32 | Frozen | \$1,984.19 | \$1,984.19 |
| 3/16/2023 | 4/13/2023 | 28 | Frozen | \$874.12 | \$874.12 |
| 2/14/2023 | 3/16/2023 | 30 | Frozen | \$514.82 | \$514.82 |
| 1/13/2023 | 2/14/2023 | 32 | Frozen | \$557.71 | \$557.71 |
| 12/15/2022 | 1/13/2023 | 29 | Frozen | \$992.10 | \$992.10 |
| 11/14/2022 | 12/15/2022 | 31 | Frozen | \$1,678.52 | \$1,678.52 |
| 8/15/2022 | 11/14/2022 | 91 | Frozen | \$7,700.81 | \$7,700.81 |
| 6/14/2022 | 8/15/2022 | 62 | Frozen | \$20,008.16 | \$20,008.16 |
| 5/12/2022 | 6/14/2022 | 33 | Frozen | \$10,038.93 | \$10,038.93 |
| 4/15/2022 | 5/12/2022 | 27 | Frozen | \$5,014.11 | \$5,014.11 |
| 3/16/2022 | 4/15/2022 | 30 | Frozen | \$4,955.11 | \$4,955.11 |
| 2/14/2022 | 3/16/2022 | 30 | Frozen | \$6,515.66 | \$6,515.66 |
| 1/19/2022 | 2/14/2022 | 26 | Frozen | \$4,343.77 | \$4,343.77 |
| 12/15/2021 | 1/19/2022 | 35 | Frozen | \$4,316.96 | \$4,316.96 |
| 11/12/2021 | 12/15/2021 | 33 | Frozen | \$6,006.20 | \$6,006.20 |
| 10/14/2021 | 11/12/2021 | 29 | Frozen | \$5,051.64 | \$5,051.64 |
| 9/13/2021 | 10/14/2021 | 31 | Frozen | \$8,784.07 | \$8,784.07 |
| 8/13/2021 | 9/13/2021 | 31 | Frozen | \$8,800.16 | \$8,800.16 |
| 7/14/2021 | 8/13/2021 | 30 | Frozen | \$10,366.06 | \$10,366.06 |
| 6/14/2021 | 7/14/2021 | 30 | Frozen | \$9,924.96 | \$9,924.96 |
| 5/13/2021 | 6/14/2021 | 32 | Frozen | \$8,835.41 | \$8,835.41 |
| 4/16/2021 | 5/13/2021 | 27 | Frozen | \$6,899.98 | \$6,899.98 |
| 3/17/2021 | 4/16/2021 | 30 | Frozen | \$5,162.93 | \$5,162.93 |
| 2/18/2021 | 3/17/2021 | 27 | Frozen | \$3,774.35 | \$3,774.35 |
| 1/19/2021 | 2/18/2021 | 30 | Frozen | \$3,490.21 | \$3,490.21 |
| 12/17/2020 | 1/19/2021 | 33 | Frozen | \$4,460.59 | \$4,460.59 |

| | | | | | |
|------------|------------|----|--------|-------------|-------------|
| 11/16/2020 | 12/17/2020 | 31 | Frozen | \$4,696.50 | \$4,696.50 |
| 10/13/2020 | 11/16/2020 | 34 | Frozen | \$7,071.54 | \$7,071.54 |
| 9/14/2020 | 10/13/2020 | 29 | Frozen | \$8,283.20 | \$8,283.20 |
| 8/12/2020 | 9/14/2020 | 33 | Frozen | \$11,044.26 | \$11,044.26 |
| 7/14/2020 | 8/12/2020 | 29 | Frozen | \$8,036.57 | \$8,036.57 |
| 6/16/2020 | 7/14/2020 | 28 | Frozen | \$7,315.52 | \$7,315.52 |
| 5/15/2020 | 6/16/2020 | 32 | Frozen | \$7,198.04 | \$7,198.04 |
| 4/15/2020 | 5/15/2020 | 30 | Frozen | \$4,718.21 | \$4,718.21 |
| 3/16/2020 | 4/15/2020 | 30 | Frozen | \$2,384.26 | \$2,384.26 |
| 2/13/2020 | 3/16/2020 | 32 | Frozen | \$5,075.34 | \$5,075.34 |
| 1/14/2020 | 2/13/2020 | 30 | Frozen | \$5,407.33 | \$5,407.33 |
| 12/12/2019 | 1/14/2020 | 33 | Frozen | \$4,838.93 | \$4,838.93 |
| 11/12/2019 | 12/12/2019 | 30 | Frozen | \$3,646.80 | \$3,646.80 |
| 10/10/2019 | 11/12/2019 | 33 | Frozen | \$6,961.62 | \$6,961.62 |
| 9/11/2019 | 10/10/2019 | 29 | Frozen | \$6,584.36 | \$6,584.36 |
| 8/12/2019 | 9/11/2019 | 30 | Frozen | \$8,028.00 | \$8,028.00 |
| 7/12/2019 | 8/12/2019 | 31 | Frozen | \$8,777.48 | \$8,777.48 |
| 6/12/2019 | 7/12/2019 | 30 | Frozen | \$5,953.25 | \$5,953.25 |
| 5/13/2019 | 6/12/2019 | 30 | Frozen | \$4,357.83 | \$4,357.83 |
| 4/12/2019 | 5/13/2019 | 31 | Frozen | \$4,873.02 | \$4,873.02 |
| 3/14/2019 | 4/12/2019 | 29 | Frozen | \$3,823.73 | \$3,823.73 |
| 2/12/2019 | 3/14/2019 | 30 | Frozen | \$2,396.33 | \$2,396.33 |
| 1/15/2019 | 2/12/2019 | 28 | Frozen | \$2,339.61 | \$2,339.61 |
| 12/12/2018 | 1/15/2019 | 34 | Frozen | \$4,438.18 | \$4,438.18 |
| 11/9/2018 | 12/12/2018 | 33 | Frozen | \$4,386.18 | \$4,386.18 |
| 10/11/2018 | 11/9/2018 | 29 | Frozen | \$4,849.38 | \$4,849.38 |
| 9/11/2018 | 10/11/2018 | 30 | Frozen | \$6,673.80 | \$6,673.80 |
| 8/10/2018 | 9/11/2018 | 32 | Frozen | \$8,427.34 | \$8,427.34 |
| 7/12/2018 | 8/10/2018 | 29 | Frozen | \$9,566.42 | \$9,566.42 |
| 5/11/2018 | 7/12/2018 | 62 | Frozen | \$13,062.24 | \$13,062.24 |
| 4/12/2018 | 5/11/2018 | 29 | Frozen | \$5,169.62 | \$5,169.62 |
| 3/14/2018 | 4/12/2018 | 29 | Frozen | \$3,859.45 | \$3,859.45 |
| 2/12/2018 | 3/14/2018 | 30 | Frozen | \$3,100.00 | \$3,100.00 |
| 1/16/2018 | 2/12/2018 | 27 | Frozen | \$3,073.35 | \$3,073.35 |
| 11/9/2017 | 1/16/2018 | 68 | Frozen | \$8,762.61 | \$8,762.61 |
| 10/12/2017 | 11/9/2017 | 28 | Frozen | \$4,161.46 | \$4,161.46 |
| 9/12/2017 | 10/12/2017 | 30 | Frozen | \$5,698.14 | \$5,698.14 |
| 8/11/2017 | 9/12/2017 | 32 | Frozen | \$8,052.01 | \$8,052.01 |
| 7/13/2017 | 8/11/2017 | 29 | Frozen | \$7,545.70 | \$7,545.70 |
| 6/13/2017 | 7/13/2017 | 30 | Frozen | \$8,035.31 | \$8,035.31 |
| 5/12/2017 | 6/13/2017 | 32 | Frozen | \$7,129.99 | \$7,129.99 |
| 4/13/2017 | 5/12/2017 | 29 | Frozen | \$6,027.93 | \$6,027.93 |
| 3/15/2017 | 4/13/2017 | 29 | Frozen | \$5,631.36 | \$5,631.36 |
| 2/13/2017 | 3/15/2017 | 30 | Frozen | \$3,381.32 | \$3,381.32 |
| 1/13/2017 | 2/13/2017 | 31 | Frozen | \$3,226.86 | \$3,226.86 |

| | | | |
|-------|-----------|--|--------------|
| Total | 2894 Days | | \$458,655.32 |
|-------|-----------|--|--------------|

Water Charges and Date Splits for FY Sewer Rate Changes

| Start Date | End Date | Days | Status | Payoff Amount | Billable Service Quantity |
|------------|------------|------|--------|---------------|---------------------------|
| 11/12/2024 | 12/16/2024 | 34 | Frozen | \$5,016.40 | 534 |
| 10/11/2024 | 11/12/2024 | 32 | Frozen | \$4,199.13 | 447 |
| 9/11/2024 | 10/11/2024 | 30 | Frozen | \$3,447.61 | 367 |
| 8/12/2024 | 9/11/2024 | 30 | Frozen | \$5,317.00 | 566 |
| 7/12/2024 | 8/12/2024 | 31 | Frozen | \$4,217.92 | 449 |
| 6/13/2024 | 7/12/2024 | 29 | Frozen | \$4,317.57 | 499 |
| 5/13/2024 | 6/13/2024 | 31 | Frozen | \$3,519.85 | 433 |
| 4/15/2024 | 5/13/2024 | 28 | Frozen | \$2,804.52 | 345 |
| 3/14/2024 | 4/15/2024 | 32 | Frozen | \$2,007.88 | 247 |
| 2/13/2024 | 3/14/2024 | 30 | Frozen | \$0.00 | 0 |
| 1/16/2024 | 2/13/2024 | 28 | Frozen | \$5,722.82 | 704 |
| 12/12/2023 | 1/16/2024 | 35 | Frozen | \$38.32 | 5 |
| 11/9/2023 | 12/12/2023 | 33 | Frozen | \$1,571.19 | 216 |
| 10/13/2023 | 11/9/2023 | 27 | Frozen | \$1,876.69 | 258 |
| 9/12/2023 | 10/13/2023 | 31 | Frozen | \$3,069.63 | 422 |
| 8/15/2023 | 9/12/2023 | 28 | Frozen | \$2,887.78 | 397 |
| 7/14/2023 | 8/15/2023 | 32 | Frozen | \$3,462.43 | 476 |
| 6/13/2023 | 7/14/2023 | 31 | Frozen | \$3,578.35 | 475 |
| 5/15/2023 | 6/13/2023 | 29 | Frozen | \$2,680.45 | 346 |
| 4/13/2023 | 5/15/2023 | 32 | Frozen | \$2,888.00 | 370 |
| 3/16/2023 | 4/13/2023 | 28 | Frozen | \$1,277.28 | 163 |
| 2/14/2023 | 3/16/2023 | 30 | Frozen | \$752.24 | 96 |
| 1/13/2023 | 2/14/2023 | 32 | Frozen | \$814.96 | 104 |
| 12/15/2022 | 1/13/2023 | 29 | Frozen | \$1,432.72 | 185 |
| 11/14/2022 | 12/15/2022 | 31 | Frozen | \$2,400.71 | 313 |
| 8/15/2022 | 11/14/2022 | 91 | Frozen | \$11,014.11 | 1436 |
| 6/14/2022 | 8/15/2022 | 62 | Frozen | \$29,509.01 | 3731 |
| 5/12/2022 | 6/14/2022 | 33 | Frozen | \$13,976.40 | 1872 |
| 4/15/2022 | 5/12/2022 | 27 | Frozen | \$6,699.29 | 935 |
| 3/16/2022 | 4/15/2022 | 30 | Frozen | \$6,620.46 | 924 |
| 2/14/2022 | 3/16/2022 | 30 | Frozen | \$8,705.49 | 1215 |
| 1/19/2022 | 2/14/2022 | 26 | Frozen | \$5,803.65 | 810 |
| 12/15/2021 | 1/19/2022 | 35 | Frozen | \$5,705.27 | 805 |
| 11/12/2021 | 12/15/2021 | 33 | Frozen | \$7,834.40 | 1120 |
| 10/14/2021 | 11/12/2021 | 29 | Frozen | \$6,589.29 | 942 |
| 9/13/2021 | 10/14/2021 | 31 | Frozen | \$11,649.13 | 1638 |
| 8/13/2021 | 9/13/2021 | 31 | Frozen | \$11,601.05 | 1641 |
| 7/14/2021 | 8/13/2021 | 30 | Frozen | \$14,405.75 | 1933 |
| 6/14/2021 | 7/14/2021 | 30 | Frozen | \$13,499.63 | 1851 |
| 5/13/2021 | 6/14/2021 | 32 | Frozen | \$11,418.65 | 1648 |
| 4/16/2021 | 5/13/2021 | 27 | Frozen | \$8,826.25 | 1287 |
| 3/17/2021 | 4/16/2021 | 30 | Frozen | \$6,604.26 | 963 |
| 2/18/2021 | 3/17/2021 | 27 | Frozen | \$4,828.03 | 704 |
| 1/19/2021 | 2/18/2021 | 30 | Frozen | \$4,464.56 | 651 |
| 12/17/2020 | 1/19/2021 | 33 | Frozen | \$5,452.06 | 832 |

| | | | | | |
|------------|------------|----|--------|-------------|------|
| 11/16/2020 | 12/17/2020 | 31 | Frozen | \$5,377.77 | 876 |
| 10/13/2020 | 11/16/2020 | 34 | Frozen | \$8,097.35 | 1319 |
| 9/14/2020 | 10/13/2020 | 29 | Frozen | \$9,711.11 | 1545 |
| 8/12/2020 | 9/14/2020 | 33 | Frozen | \$13,550.75 | 2060 |
| 7/14/2020 | 8/12/2020 | 29 | Frozen | \$9,239.77 | 1499 |
| 6/16/2020 | 7/14/2020 | 28 | Frozen | \$8,164.98 | 1408 |
| 5/15/2020 | 6/16/2020 | 32 | Frozen | \$7,811.83 | 1431 |
| 4/15/2020 | 5/15/2020 | 30 | Frozen | \$5,120.54 | 938 |
| 3/16/2020 | 4/15/2020 | 30 | Frozen | \$2,587.56 | 474 |
| 2/13/2020 | 3/16/2020 | 32 | Frozen | \$5,508.13 | 1009 |
| 1/14/2020 | 2/13/2020 | 30 | Frozen | \$5,868.44 | 1075 |
| 12/12/2019 | 1/14/2020 | 33 | Frozen | \$5,228.31 | 962 |
| 11/12/2019 | 12/12/2019 | 30 | Frozen | \$3,927.34 | 725 |
| 10/10/2019 | 11/12/2019 | 33 | Frozen | \$7,497.13 | 1384 |
| 9/11/2019 | 10/10/2019 | 29 | Frozen | \$7,090.86 | 1309 |
| 8/12/2019 | 9/11/2019 | 30 | Frozen | \$8,839.50 | 1596 |
| 7/12/2019 | 8/12/2019 | 31 | Frozen | \$9,956.68 | 1745 |
| 6/12/2019 | 7/12/2019 | 30 | Frozen | \$6,539.32 | 1228 |
| 5/13/2019 | 6/12/2019 | 30 | Frozen | \$4,853.40 | 922 |
| 4/12/2019 | 5/13/2019 | 31 | Frozen | \$5,427.19 | 1031 |
| 3/14/2019 | 4/12/2019 | 29 | Frozen | \$4,258.57 | 809 |
| 2/12/2019 | 3/14/2019 | 30 | Frozen | \$2,668.85 | 507 |
| 1/15/2019 | 2/12/2019 | 28 | Frozen | \$2,605.69 | 495 |
| 12/12/2018 | 1/15/2019 | 34 | Frozen | \$5,016.36 | 939 |
| 11/9/2018 | 12/12/2018 | 33 | Frozen | \$5,014.90 | 928 |
| 10/11/2018 | 11/9/2018 | 29 | Frozen | \$5,544.52 | 1026 |
| 9/11/2018 | 10/11/2018 | 30 | Frozen | \$7,630.46 | 1412 |
| 8/10/2018 | 9/11/2018 | 32 | Frozen | \$10,146.67 | 1783 |
| 7/12/2018 | 8/10/2018 | 29 | Frozen | \$12,831.69 | 2024 |
| 5/11/2018 | 7/12/2018 | 62 | Frozen | \$15,447.94 | 2905 |
| 4/12/2018 | 5/11/2018 | 29 | Frozen | \$6,165.71 | 1164 |
| 3/14/2018 | 4/12/2018 | 29 | Frozen | \$4,603.10 | 869 |
| 2/12/2018 | 3/14/2018 | 30 | Frozen | \$3,697.30 | 698 |
| 1/16/2018 | 2/12/2018 | 27 | Frozen | \$3,665.53 | 692 |
| 11/9/2017 | 1/16/2018 | 68 | Frozen | \$10,819.14 | 1973 |
| 10/12/2017 | 11/9/2017 | 28 | Frozen | \$5,191.92 | 937 |
| 9/12/2017 | 10/12/2017 | 30 | Frozen | \$7,109.11 | 1283 |
| 8/11/2017 | 9/12/2017 | 32 | Frozen | \$10,596.56 | 1813 |
| 7/13/2017 | 8/11/2017 | 29 | Frozen | \$10,088.47 | 1699 |
| 6/13/2017 | 7/13/2017 | 30 | Frozen | \$11,636.93 | 1873 |
| 5/12/2017 | 6/13/2017 | 32 | Frozen | \$10,187.04 | 1708 |
| 4/13/2017 | 5/12/2017 | 29 | Frozen | \$8,411.81 | 1444 |
| 3/15/2017 | 4/13/2017 | 29 | Frozen | \$7,772.95 | 1349 |
| 2/13/2017 | 3/15/2017 | 30 | Frozen | \$4,667.22 | 810 |
| 1/13/2017 | 2/13/2017 | 31 | Frozen | \$4,454.04 | 773 |

Total

2894 Days

Split for 10/11/2024 to 11/12/2024

| Start Date | End Date | Days | HCF | HCF/day |
|------------|------------|------|--------|----------|
| 10/11/2024 | 11/12/2024 | 32 | 447 | 13.96875 |
| 10/11/2024 | 10/19/2024 | 8 | 111.75 | |
| 10/19/2024 | 11/12/2024 | 24 | 335.25 | |

Split for 6/13/2024 to 7/12/2024

| Start Date | End Date | Days | HCF | HCF/day |
|------------|-----------|------|----------|-------------|
| 6/13/2024 | 7/12/2024 | 29 | 499 | 17.20689655 |
| 6/13/2024 | 7/1/2024 | 18 | 309.7241 | |
| 7/1/2024 | 7/12/2024 | 11 | 189.2759 | |

Split for 6/13/2023 to 7/14/2023

| Start Date | End Date | Days | HCF | HCF/day |
|------------|-----------|------|----------|-------------|
| 6/13/2023 | 7/14/2023 | 31 | 475 | 15.32258065 |
| 6/13/2023 | 7/1/2023 | 18 | 275.8065 | |
| 7/1/2023 | 7/14/2023 | 13 | 199.1935 | |

Split for 6/14/2022 to 8/15/2022

| Start Date | End Date | Days | HCF | HCF/day |
|------------|-----------|------|----------|-------------|
| 6/14/2022 | 8/15/2022 | 62 | 3731 | 60.17741935 |
| 6/14/2022 | 7/1/2022 | 17 | 1023.016 | |
| 7/1/2022 | 8/15/2022 | 45 | 2707.984 | |

Split for 6/14/2021 to 7/14/2021

| Start Date | End Date | Days | HCF | HCF/day |
|------------|-----------|------|--------|---------|
| 6/14/2021 | 7/14/2021 | 30 | 1851 | 61.7 |
| 6/14/2021 | 7/1/2021 | 17 | 1048.9 | |
| 7/1/2021 | 7/14/2021 | 13 | 802.1 | |

Split for 6/16/2020 to 7/14/2020

| Start Date | End Date | Days | HCF | HCF/day |
|------------|-----------|------|----------|-------------|
| 6/16/2020 | 7/14/2020 | 28 | 1408 | 50.28571429 |
| 6/16/2020 | 7/1/2020 | 15 | 754.2857 | |
| 7/1/2020 | 7/14/2020 | 13 | 653.7143 | |

Split for 6/12/2019 to 7/12/2019

| Start Date | End Date | Days | HCF | HCF/day |
|------------|-----------|------|----------|-------------|
| 6/12/2019 | 7/12/2019 | 30 | 1228 | 40.93333333 |
| 6/12/2019 | 7/1/2019 | 19 | 777.7333 | |
| 7/1/2019 | 7/12/2019 | 11 | 450.2667 | |

Split for 5/11/2018 to 7/12/2018

| Start Date | End Date | Days | HCF | HCF/day |
|------------|-----------|------|----------|-------------|
| 5/11/2018 | 7/12/2018 | 62 | 2905 | 46.85483871 |
| 5/11/2018 | 7/1/2018 | 51 | 2389.597 | |
| 7/1/2018 | 7/12/2018 | 11 | 515.4032 | |

Split for 6/13/2017 to 7/13/2017


| Start Date | End Date | Days | HCF | HCF/day |
|------------|-----------|------|--------|-------------|
| 6/13/2017 | 7/13/2017 | 30 | 1873 | 62.43333333 |
| 6/13/2017 | 7/1/2017 | 18 | 1123.8 | |
| 7/1/2017 | 7/13/2017 | 12 | 749.2 | |

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Transmittal No. 3

DATE: August 20, 2024 **MEMORANDUM NO. 24-016**

TO: All City Office / Department Heads

FROM: Rick Cole, Chief Deputy Controller 

SUBJECT: DEPARTMENT HEAD REFUND AUTHORITY INCREASED TO \$63,476 FOR FISCAL YEAR 2024-25

Los Angeles Municipal Code Sections 22.12(a) and 22.13(a) authorize the head of any department or office to approve refunds of tax, license fee, permit fee or application fee without the prior approval of the City Council, if such refund does not exceed \$29,457.

Los Angeles Municipal Code Sections 22.12(c) and 22.13(e) further provide that the \$29,457 limit shall be subject to adjustment at the beginning of each fiscal year after 1995-96. The adjustment shall be based upon the Consumer Price Index for all urban consumers for the Los Angeles area published by the United States Department of Labor, Bureau of Labor Statistics. Furthermore, the Controller shall calculate the adjustment in accordance with the methodology used to calculate monetary limits for intra departmental fund transfers pursuant to Charter Section 343(c) and shall notify department heads in writing of the adjusted monetary limit.

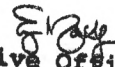
Executive Directive No. FM-1 dated May 14, 2002 establishes the procedure for implementing Charter Section 343. In accordance with said Directive, the limit of department head refund authority is increased from FY 2023-24 amount of \$61,379 to \$63,476.

If you have any questions, please contact Director of Financial Analysis and Reporting Rahoof Oyewole at (213) 978-7203.

**SUBJECT TO THE
CONDITIONS CONTAINED
IN THE REPORT**

**ADOPTED BY THE BOARD
PUBLIC WORKS OF THE CITY
of Los Angeles California**

JUN 13 2025


**Executive Officer
Board of Public Works**

DEPARTMENT OF PUBLIC WORKS
BUREAU OF STREET SERVICES
REPORT NO.1

Page 1 of 4

Date: June 9, 2025

Council District No. 01

Honorable Board of Public Works
of the City of Los Angeles

Commissioners:

2242 thru 2252 NORTH CAZADOR DRIVE; 2231 thru 2245 NORTH CARLYLE PLACE; AND 2236 NORTH/EAST CARLYLE PLACE - REQUEST BOARD APPROVAL FOR A FEE PERMIT TO REMOVE FOUR PROTECTED TREES WHICH INCLUDE THREE SOUTHERN CALIFORNIA BLACK WALNUT (JUGLANS CALIFORNICA) TREES AND ONE COAST LIVE OAK (QUERCUS AGRIFOLIA) TREE FOR THE CONSTRUCTION OF NEW SINGLE FAMILY DWELLINGS RELATIVE TO PLANNING CASE VTT-82416, ENV-2018-7453-CE. TREE REPLACEMENT IS REQUIRED.

RECOMMENDATION:

1. FIND that this project is categorically exempt under Article 19, Section 15332, Class 32 and there is no substantial evidence the proposed project will have significant effect on the environment and is in compliance with the California Environmental Quality Act (CEQA).
2. FIND that none of the exceptions to the use of categorical exemption as set forth in Sections 15300.2 of State CEQA Guidelines apply.
3. SPECIFY that the Bureau of Street Services (StreetsLA), Urban Forestry Division, located at 1149 South Broadway, is custodian of the documents or other material that constitute the record of proceedings upon which the Board's decision is based.
4. REVIEW AND APPROVE the request for a fee permit to remove Four protected trees and shrubs. Tree replacement is required.

TRANSMITTALS:

1. Application for a Tree Removal Permit
2. Protected Tree Report
3. Service Request No. 1-4470085371
4. Tree Removal/Replacement Plan
5. Approval Letter - VTT-82416
6. Notice of Exemption - ENV-2018-7453-CE

DEPARTMENT OF PUBLIC WORKS
BUREAU OF STREET SERVICES
REPORT NO.1

Page 2 of 4

Date: June 9, 2025

RECITAL:

Carlyle Place Partners LLC, applicant, is proposing to subdivide 5 lots into 10 lots for the construction, use, and maintenance of 20 dwelling units (seven existing) in an area zoned and designated for such development measuring approximately 1.81 acres. The project is located at 2242 thru 2252 North Cazador Drive, 2231 thru 2245 North Carlyle Place, and 2236 North/East Carlyle Place is located within the Northeast Los Angeles community plan Area and Mt. Washington-Glassell Park Specific Plan Area, in Council District 1. The project was previously approved by the Los Angeles Department of City Planning as determined in Planning Case No. VTT-82416. There are 7 protected trees/shrubs of qualifying size on project site.

Property owner acquired the services of Tree Expert, John K. Innes, to provide an assessment of the property and to address the project's impact to all of the protected trees and shrubs. All findings were documented within the Protected Tree Report (PTR) dated August 8, 2024 and submitted for StreetsLA review.

A StreetsLA arborist inspected the subject location on August 14, 2024. The StreetsLA arborist agrees with the PTR submitted, verifying that 4 protected trees which include three (No. 2, 25, & 26) Southern California Black Walnut (*Juglans californica*) and one (No. 28) Coast Live Oak tree will require removal to construct the new residential dwellings as proposed.

One (No.2) Southern California Black Walnut is located within the footprint of a proposed driveway, and two (No. 25 & 26) Southern California Walnut trees and one Coast Live Oak tree are within the footprint of the proposed dwellings. The 4 protected trees proposed for removal are in good to fair condition and measure approximately 6 to 21-inches in cumulative diameter by 12 to 18-feet in height.

Three Southern California Black Walnut (No.2, 25, 26) and one (No. 28) Coast Live Oak Tree will require removal for grading to allow construction of the proposed project. The remaining three (No.8, 24, & 27) protected trees/shrubs will be minimally impacted and protected in place

DEPARTMENT OF PUBLIC WORKS
BUREAU OF STREET SERVICES
REPORT NO.1

Page 3 of 4

Date: June 9, 2025

ALTERNATIVE METHODS AND OPTIONS EXPLORED:

StreetsLA attempts to preserve trees whenever possible and only considers tree removal after all feasible alternatives have been explored. A Bureau arborist met with the applicant to discuss possible alternatives in project design in order to reduce impact to one or more protected trees. As a result, the applicant agreed to modify the outdoor decking/patio for one of the dwelling units and retain one (No.27) Coast Live Oak tree that was initially requested to be removed.

According to the applicant, project impact is unavoidable for the 4 of 7 protected trees and shrubs due to the proposed and construction of new dwellings. The location, size, and condition of the 4 protected trees/shrubs negates the possibility of tree preservation or relocation. The Remaining 3 of 7 onsite protected trees/shrubs will be preserved in place throughout construction.

CONDITION:

If the Board approves the removal of protected trees and shrubs, the applicant shall plant 12, 15-gallon or largest available container size Southern California Black Walnut (*Juglans californica*) trees and 4, 24-inch box size Coast Live Oak (*Quercus agrifolia*) trees on site to replace the removed trees. The survival of the tree and shrub replacements shall be guaranteed for a period of three years by bond. The tree and shrub removal permit shall be issued by StreetsLA upon notification by the Bureau of Engineering that the bond has been posted.

Upon issuance of the protected tree removal permit, StreetsLA shall be notified a minimum of ten days prior to the day the protected tree removals shall occur. The applicant's tree expert shall be on-site the day of the tree and shrub removals to ensure the proper trees and shrubs are removed.

The applicant, in conjunction with the project's landscape architect or tree expert, shall be responsible to ensure the tree and shrub removal permit's tree and shrub replacement conditions are in compliance. Replacement tree and shrub planting shall follow the landscape plan to the fullest extent possible. StreetsLA shall be notified no later than five days after the completion of the tree and shrub replacements. A StreetsLA arborist will make arrangements to visit the site and approve the tree replacements as being in compliance with the permit conditions within five working days of the notification of planting completion.

StreetsLA shall be notified immediately if any permit conditions have been violated or

DEPARTMENT OF PUBLIC WORKS
BUREAU OF STREET SERVICES
REPORT NO.1

Page 4 of 4

Date: June 9, 2025

cannot be fulfilled. Failure to comply with this requirement may result in fines or legal actions.

The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees relating to or to attack, set aside, void or annul this approval.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

The Department of City Planning prepared and adopted a Categorical Exemption (CE) (Case No. ENV-2018-7453-CE) for the project and determined that the Project is exempt from CEQA pursuant to CEQA guidelines, Article 19, Section 15332, Class 32 and there is no substantial evidence the proposed project will have significant effect on the environment. The Planning Department's Notice of Exemption (NOE) was utilized in forming the recommendations in this report, and is on file with the StreetsLA and available to the public upon request.

NOTIFICATIONS:

The First Council District was informed of the tree removal permit request on 05/27/2025

The StreetsLA Tree Removal Notification Website was also updated on 10/22/2024

The Council office will notify the StreetsLA of any objections to the proposed protected tree removals prior to the Board hearing this matter. No Issues or concerns have been raised by the council office at time of drafting this report.

The applicant has been advised of the recommendations contained within this report.

Respectfully submitted,



for

KEITH MOZEE.

Executive Director and General Manager
Bureau of Street Services

Prepared by:
Urban Forestry Division
Ext. 7-3077

KM/ATR/DM/HB/BR:
S:\Board Reports\2025 Board Reports\2236 E Carlyle PI



APPLICATION FOR A TREE REMOVAL PERMIT

For on-site native trees & shrubs protected
by Ordinance 186,873, and parkway trees

BPW-2025-0343

BUREAU OF STREET SERVICES

URBAN FORESTRY DIVISION

1149 S. BROADWAY, SUITE 400, LOS ANGELES, CA 90015

Tel: 213.847.3077 Hours: 7:00 a.m. - 4p.m.

TRANSMITTAL - 1

1-4773184071

STEP1: CALL (800) 996-2489 or visit 'myla311.lacity.org' obtain a Service Request Number (Application #): 1-4773184071
Application Number

STEP2: This completed application, along with all supporting documentation (see checklist on page 3), should be submitted by US mail to the address above or by email to bss.urbanforestry@lacity.org. (Incomplete applications will not be accepted and may be returned.)

****Average processing time for applications is 90 to 120 days, after all required documents have been submitted and accepted by UFD.****

Property Address: 2231 N. Carlyle Pl. Los Angeles CA 90065
(Print Clearly) Number Street Name City State Zip Code

Property Owner's Name: Carlyle Place Partners
First Last

Property Owner's Contact Information: (310) 702-9952 eddie@reservoirla.com
Tel. No. Including Area Code Email Address

Total number of tree(s) or shrub(s): 4 and reason for tree or shrub removal: 3 Black Walnuts + 1 Coast Live Oak
Damaged sidewalk, driveway relocation, street widening, City Planning condition,

Tree Nos. 2, 25, 26 & 28 **** SEE ATTACHED TREE REPORT FOR REASONS/MITIGATION**
Staging, tree in proposed footprint of the structure, or dead tree or shrub. If it is a sewer line replacement issue, a sewer connection permit is required from the Public Works Bureau of Engineering.

Property Owner's Representative/Agent: Dan Zacharias
First Last

Company Name: DZ Expediting

Address: 1749 N. Lima St. Burbank CA 91505
Number Street Name City State Zip Code

Contact Information: (323) 229-2782 dzexpediting@gmail.com
Tel. No. Including Area Code Email Address

If the tree or shrub removal permit is approved and any fees due have been paid, the permit should be made out to (If this area is left blank, the permit will be made out to property owner):

Name: Carlyle Place Partners

Email or Mailing Address: 1110 N. Virgil Avenue, #396, Los Angeles, CA 90029

- ☐ This is a standard application for **STREET TREES**. Complete **Section 1** of the attached checklist on page 3.
- ☒ This is a standard application for **PROTECTED TREES OR SHRUBS**. Complete **Section 2** of the attached checklist on page 3. **Must include CEQA and approved Geosols letter. (See fee schedule on Page 2 for application and permit fees)**
- ☒ This application pertains to a **LAND DEVELOPMENT/ SUBDIVISION** case. Provide the items listed below (for Street Trees) or **Section 2** on page 3 (for Protected Trees and Shrubs):

- Project title and case number (CP, ZA, TR, CPC, DIR, DIR, VAC, PM, DOT): Tract 82416
Attach Letter of Determination and final CEQA document. Tree removals must be addressed or addendum will be required.
- B-permit receipt showing tree fees have been paid.
- B-permit drawings in 11"x17", showing existing tree location and proposed improvements.
- Planting plan (2:1) ratio.
- Plot plans.
- Current photos of tree(s) (No Google Images).

TREE REMOVAL PERMIT APPLICATION CONTINUED ON NEXT PAGE
(PAGE 1 OF 3)

| | |
|----------------|-------|
| UFD STAFF ONLY | |
| INITIALS: | _____ |
| DATE: | _____ |

PLEASE READ THE FOLLOWING BEFORE SIGNING

I am submitting this application along with the attached checklist and required documents to the above address. I understand that submittal of this application does not guarantee an approval for a tree or shrub removal permit. If the tree or shrub removal permit is granted, I understand I will be required to replace the removed tree(s) or shrub(s) at a ratio determined by the Urban Forestry Division and pay any outstanding planting, removal and/or permit fees in accordance with City policy. I understand that average processing time for the tree and shrub removal permits is 90 to 120 days from the time a complete application is received. This time frame is an average only and is subject to fluctuate upon project complexity and further review.

I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this application either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.

8/13/2024

Date



Property Owner's Signature

Carlyle Place Partners, LLC

Print Name

BY: Eddie J. Kohan, Manager

BY: Greentek Investments II, LLC

Fee Schedule – Effective 11/5/2021

***Protected Tree Removal Application Fee: \$805.99**
(Applications will not be accepted without the fee.)

****Acceptance of application does not guarantee approval of permit request.****

****Protected Tree Removal Permit Fees:**

| |
|---|
| 1-2 trees - \$2,892.48 |
| 3-5 trees - \$5,139.16 |
| 6-10 trees - \$5,982.58 |
| >10 trees - \$5,982.58 plus \$1,070.76 for each set of up to 5 additional trees |

****Please do not submit tree removal permit fee until requested to do so.****

STANDARD TREE REMOVAL APPLICATION CHECKLIST

(The following items are REQUIRED and must be attached to the application. Incomplete applications will not be processed.)

Rev. 02/2021

FOR STREET TREES (SECTION 1)

| | | |
|--------------------------|----|---|
| <input type="checkbox"/> | 1. | Bureau of Engineering A-permit (All driveway A-permits must include the notation "Driveway cannot be relocated in order to save tree"). |
| <input type="checkbox"/> | 2. | Plot Plans – Trees to be removed MUST be highlighted and distance from improvements included. |
| <input type="checkbox"/> | 3. | Clear color photos of entire tree and/or damaged sidewalk (if repairing the sidewalk). No Google images. |
| <input type="checkbox"/> | 4. | Any further information that the applicant or the City opines is pertinent to the project. |

FOR PROTECTED PRIVATE PROPERTY TREES AND SHRUBS (SECTION 2)

Three (3) hard copies of the Protected Tree Report (PTR) or electronic copy shall be submitted by email or US Mail containing the following required information. (Los Angeles Municipal Code (LAMC) Section 17.02)

| | | | | | |
|--------------------------|-----|---|--------------------------|-----|---|
| <input type="checkbox"/> | 1. | "Tree Expert" A person with at least four (4) years of experience in the business of transplanting, moving, caring for and maintaining trees who is one or more of the following: (a) a certified arborist with the International Society of Arboriculture and who holds a valid California license as an agricultural pest control advisor or (b) a certified Arborist with the International Society of Arboriculture who is a licensed landscape architect or (c) a registered consulting Arborist with the American Society of Consulting Arborists. (Amended by Ord. No.186,873 Effective 2/04/2021) | | | |
| <input type="checkbox"/> | 2. | By whom the PTR is prepared. | <input type="checkbox"/> | 3. | For whom the PTR is prepared. |
| <input type="checkbox"/> | 4. | Date PTR is prepared. | <input type="checkbox"/> | 5. | Date of PTR field inspection. |
| <input type="checkbox"/> | 6. | Table of Contents. All pages numbered and listed. | <input type="checkbox"/> | 7. | PTR location address with short geographic description. |
| <input type="checkbox"/> | 8. | PTR purpose, include reason(s) for removal. | <input type="checkbox"/> | 9. | Project description and background. |
| <input type="checkbox"/> | 10. | Square footage of the entire property and footprint of the existing and proposed new structure. | | | |
| <input type="checkbox"/> | 11. | Field observations. | <input type="checkbox"/> | 12. | Findings. |
| <input type="checkbox"/> | 13. | Recommendations. | <input type="checkbox"/> | 14. | Trees and shrubs tagged and numbered. |
| <input type="checkbox"/> | 15. | Mitigation (optional, City of Los Angeles proscribes mitigation for any protected tree or shrub removal approval). The ordinance states the mitigation shall "approximate the value" of the removed trees or shrubs. The current Board of Public Works policy has increased the minimum requirements for the protected tree or shrub replacement to 4:1 ratio. The Bureau determines tree or shrub value or a group of trees or shrubs in context with their environment. | | | |
| <input type="checkbox"/> | 16. | Matrix (spreadsheet) summarizing field observations of all protected trees or shrubs on subject property and any offsite protected trees or shrubs that may be impacted by project (trees or shrubs to be field tagged, provide code for offsite trees or shrubs, i.e. OS#1), tree or shrub species, tree or shrub height, diameter, spread, physical condition (i.e. declining, drought stressed, twig dieback, etc.) suggested treatment, tree or shrub rating, any other related information. | | | |
| <input type="checkbox"/> | 17. | Matrix of proposed protected tree or shrub removals. | | | |
| <input type="checkbox"/> | 18. | Matrix of proposed protected trees or shrubs to remain. | | | |
| <input type="checkbox"/> | 19. | Color photographs of all protected tree(s) or shrub(s). Multiple trees or shrubs may be shown on a photo if there is some method to differentiate between individual trees or shrubs. Minimum photo size is 5"x7". | | | |
| <input type="checkbox"/> | 20. | 11-inches x 17-inches Topographical map (Construction drawing) with all protected trees or shrubs plotted (as close to real positions as possible, survey not required). Trees or shrubs shall be color-coded, either highlighted or CAD as follows: Quercus spp (yellow), Platanus racemosa (blue), Umbellularia californica (green), Juglans californica (orange), Sambucus mexicana (pink) and Heteromeles arbutifolia (brown). All proposed protected tree and shrub removals shall be circled in red. Approximate canopy spread should also be included. Included on the plan shall be the footprint of any proposed buildings, walls, patios, pools, etc. Also, lot and proposed building square footage should be included on plan. | | | |
| <input type="checkbox"/> | 21. | Landscape plan showing locations of all replacement trees and shrubs on a 4:1 ratio with the tree and shrub stock size to be determined by the City. This plan shall be species color coded as per item 20. | | | |
| <input type="checkbox"/> | 22. | Protected tree or shrub construction impact guidelines. | | | |
| <input type="checkbox"/> | 23. | Any further information that preparer or City opines to be pertinent. | | | |
| <input type="checkbox"/> | 24. | Pictures of protective fencing around the trees and shrubs to be protected in place. | | | |
| <input type="checkbox"/> | 25. | Verification of current licenses and certifications. | | | |
| <input type="checkbox"/> | 26. | Must be in a 3-ring binder, if large amount of pages. | | | |
| <input type="checkbox"/> | 27. | Digital copy of all submissions. | | | |

TREE REPORT

PROJECT

TRANSMITTAL-2

2242-2252 N. Cazador Drive

2231-2245 N. Carlyle Place

2236 N./E. Carlyle Place

Los Angeles, CA 90065

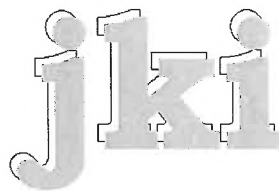
CLIENT

Carlyle Place Partners

1110 N. Virgil Avenue #396

Los Angeles, CA 90029

August 8, 2024



JOHN K. INNES, ASLA, ISA
LANDSCAPE ARCHITECT

497 West Fargo Street
Thousand Oaks, CA 91360

(805) 443-6039

jkisurf@roadrunner.com

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| Appendix I | |
| Appendix II | |

JOHN K. INNES LANDSCAPE ARCHITECT

497 West Fargo Street
Thousand Oaks, CA 91360-1516
(805) 443-6039
jkisurf@roadrunner.com

Assignment

The objective of this report is to assess the condition of the site's protected native trees and shrubs and other trees, to discuss the potential encroachments of the trees and shrubs by the project and to discuss the effect of the encroachments on their health. The consulting arborist will provide guidance to minimize any proposed encroachments of them.

Background

Currently, the site is a subdivision of existing houses that will be demolished. There are numerous *Yucca elephantipes* (giant yucca) and *Myoporum laetum*. Although several of these plants are large, they are not considered trees and were not included in the tree inventory.

Method of Study

The trees were assessed using a standard visual survey completed on August 26, 2022, and June 10, 2024. The trees were tagged with numbered, metal tags unless they are off-property. These tags are affixed to the sides of the trees and correspond to the numbers on the tree location map. Live trees and shrubs with trunk diameters that meet the minimum size required to be protected in accordance with the City of Los Angeles protected native tree ordinance were included in the survey, if present. The trees were inspected using the ISA Level 2 or Basic Assessment which is a ground-level, visual inspection assessing their general health using measuring tools and tools to observe the exterior of the trees.

Discussion

On August 26, 2022, a parcel of land with 10 lots (Lots 1 – 10) was inspected on Carlyle Place to locate and identify any mature trees present, i.e. any trees 8 inches or larger in trunk diameter at 4.5 feet above grade. The inventory was done to identify any native, protected trees as defined under the Protected Tree Ordinance 186,873, that are present on or adjacent to the property. Protected trees and shrubs include California native oaks (*Quercus*), western sycamore (*Platanus racemosa*), southern California black walnut (*Juglans californica*), California bay (*Umbellularia californica*), Mexican elderberry (*Sambucus mexicana*), and toyon (*Heteromeles arbutifolia*).

When designing this project, every option was considered to avoid removing native trees. Unfortunately, some native trees fell within the building footprints. Significantly altering or removing those buildings from the plan would make the project unfeasible. Please keep in mind that many of the of the tree canopies and trunks were smaller at the time of the initial tree survey of the site 6 years ago and have since grown to protected size after the initial study and are now encroaching onto the building footprints. The private road and the front yard setbacks from that road prohibit us from shifting the buildings around on the site. While we unfortunately need to remove some native trees, we have an opportunity to plant a large area of open space below Lot 5 to create a new oak/walnut woodland.

Total square footage of entire site and of existing and proposed new building footprints:

| Lot # | Lot SF | Building Footprint SF | Bldg. Proposed | Bldg. Existing |
|-----------------|---------------|--------------------------|-------------------|-------------------|
| Lot 1 | 6,655 | 1061 | | X |
| Lot 2 | 9,514 | 1856 | | X |
| Lot 3 | 11,060 | 2898 | | X |
| Lot 4 | 7,008 | 1489 | X | |
| Lot 5 | 15,726 | 1489 | X | |
| Lot 6 | 7,205 | 1489 | X | |
| Lot 7 | 6,135 | 1632 | X | |
| Lot 8 | 5,228 | 2008 | X | |
| Lot 9 | 5,190 | 2008 | X | |
| Lot 10 | 5,206 | 1626 | | X |
| Total SF | 78,927 | | | |

Of the 27 trees included in the inventory (tag #16 was not used), 8 were identified as protected natives. There are 5 California black walnuts, 2 coast live oaks, and one toyon shrub on the property. There are no protected native trees or shrubs adjacent to the property. It is my opinion, based on their locations and the fact that toyons and California black walnuts are rarely planted for ornamental purposes, that all of the native plants occurred naturally.

Refer to Appendix I for the detailed tree assessments of each tree and shrub and the save or removal status of each proposed shrub and tree.

The following describes the nature of the encroachments on each tree or shrub:

Tree #2 is a healthy black walnut and is to be removed because it is located where it will interfere with the alignment of the driveways for Lot 5 and Lot 6.

Tree #7 was dead down to the trunk when the original tree inventory was done. Subsequently, the dead tree was cut to the ground as required by the annual Los Angeles Fire Department (LAFD) brush clearance program and has since sprouted a few shoots that do not cumulatively total 4 inches. This stump will be removed.

Tree #8 had a DBH of 8-inches when first assessed in 2018. Since then, because it was touching the house, it was pruned as part of the LAFD required annual brush clearance program. It now has multiple sprouts that cumulatively total more than 4 inches. It will be preserved and maintained near the existing house.

Shrub #24 is a healthy toyon to be preserved and not pruned.

Tree #25 is a healthy, small black walnut to be removed. It is in the footprint of a unit on Lot 4 and must be removed.

Tree #26 is a healthy, small black walnut to be removed because it is in the footprint of a two story building on Lot 7. 2 trunks are dead and 3, 2-inch main stems have grown from the stump of this tree.

Tree #27 is a young oak tree along the property line and near the back patio of a unit on Lot 6. The patio was redesigned (see tree map) to avoid the critical root zone of this tree. Because it is young, this tree can be preserved in place with proper management and will not need to be pruned.

Tree #28 is like tree #27 and is near the same unit of Lot 6. This tree cannot be preserved because of the constraints of the lot that limits the location of the unit.

Mitigation

3 protected black walnuts, #2, #25, and #26, and 1 oak tree, #28, will be removed due to the site improvements proposed. Each tree will be mitigated by planting 4 trees of the same species that were grown from seeds from southern California. The largest available oaks and walnuts will be planted and should be a minimum of 15 gallon in size. It may be necessary to contract a grower to set aside at least 12 walnut trees to be available to be planted at the completion of the project. 4 oak trees should be readily available to plant as mitigation. Trees will be planted in the mitigation planting area shown on the tree location map. This planting area is a good opportunity to create a small woodland with the planted mitigation trees and is a more suitable site for the trees to thrive than among closely spaced housing units.

TREE PROTECTION

Trees #8, #24, and #27 are the only native trees or shrubs that are proposed to be protected during grading and construction. Other trees that are proposed to remain in place should also be protected. The best protection against causing a tree to decline in health during or after the project is to avoid wounding it and to maintain its health by preserving the soil condition that contains the root system. Although not all the recommendations may need to be used for this project, it is useful to understand how to protect trees. It is not expected that grading will be close to #24.

All tree mitigation techniques shall be observed on-site by an arborist who shall be notified 48 hours prior to any work planned to be done within the root protected zones of the protected trees. The following recommendations, if followed, should ensure that the preserved trees and shrubs will remain an asset to the community.

1. Tree Protection Recommendations

A. Pre-construction protection.

- a. Prior to demolition and grading, the trees must be protected with a chain-link or orange mesh fence that must stay in place until the completion of the project. The most effective fencing is a 5-foot tall, chain-link fence with posts driven into the soil. In some cases, chain-link panels on stands may be used so they can be adjusted as needed if it is not possible to drive the posts into the soil. Orange fences may be used in some cases and are effective as a visual barrier but are less effective because they are easy to knock down. An opening must be created to allow access to the fenced trees for inspection.
- b. Fences may be placed at the limit of work as permitted by the conditions of the tree permit. Unless otherwise permitted, the fences should be placed at the root protection zones as determined by the tree expert.
- c. No pruning is anticipated for toyon #24 and tree #27.
- d. The area of the protected zone should be protected by preserving the accumulated leaf litter or by placing 4 inches of mulch under the canopy. Mulch protects the soil from possible compaction and desiccation. To prevent the soil from drying out, water should be applied to the soil as needed. Thoroughly irrigating the soil prior to

construction will enable the tree to maintain good health during grading and construction.

- e. The applicant's tree consultant shall be notified 48 hours prior to the commencement of any work within the protected zone of any protected tree.

B. Tree Protection During Demolition, Grading and Construction

- a. Trees that are to be preserved on the site during demolition, grading and construction shall be fenced as described above. If it is necessary at times to adjust the fence locations, the consulting arborist shall be notified 48 hours prior to moving it so that he/she can make sure that the tree will be protected after the fence is relocated. The fences shall be maintained in good condition for the life of the project and repaired or replaced if necessary.
- b. The fences will protect the trees, the protected zones, and the soil (root zones) from damage. Damage can be caused by but is not limited to the following: breaking branches, wounding branches and the trunk, wounding roots, scorching leaves with exhaust, compaction of the soil by vehicles and foot traffic, trenching, excavating, contamination of the soil by chemicals, disposing of construction products such as paint and engine fuel, storing construction materials, and depositing trash, debris, and spoils from excavations.
- c. The trees shall be kept watered as recommended by the consulting arborist. Depending on the time of year, water may need to be applied. Water spray from a water truck is beneficial to keep the soil surface from drying out, to keep exposed roots moist, and to wash off the leaves that may be suffocated by a layer of dust. It also may be necessary to deep water every 2 to 4 weeks so that the water permeates 2 to 3 feet.

C. Pruning

- a. Pruning that has been approved by the governing agency can be performed before or after the commencement of the project. The consulting arborist shall be notified 48 hours prior to performing the work and should be present when the pruning is performed.
- b. Pruning shall be performed to the standards set forth by the International Society of Arboriculture (ISA) and pruning cuts shall be in accordance with the ANSI 300 pruning standards (ANSI A300 Part 1 - 2008 Pruning) and shall be in accordance with *Best Management Practices: Tree Pruning*, (Third Edition).
- c. Pruning that becomes necessary but was not previously approved by the governing agencies shall not be performed unless it is permissible under the applicable tree pruning guidelines or until a written permit for pruning has been submitted and approved in writing by the governing agency.

D. Grading

- a. Grading affects trees by cutting roots when excavating for grade changes, building pads, wall footings, utility lines, roads, driveways, pools, and other hardscapes, etc. It is important to manage permitted grading to minimize the damage to the root systems, trunks, and crowns of each preserved tree. This includes trees that are not considered protected and that do not need a permit to be encroached.
- b. Within the protected zones of trees to be preserved in place, hand trenching shall be done at the limit of the proposed grading to uncover roots 2 inches and larger, allowing them to be properly and cleanly pruned prior to excavating. This work shall

be done under the observation of a consulting arborist. Cutting the roots with grading equipment by pulling on them will cause unnecessary damage. After the roots have been pruned, soil may be removed that contain the roots that have been separated from the preserved roots. Care shall be taken to avoid compacting the soil within the protected zone where the roots are located that will be preserved. This includes avoiding walking within the protected zone, if possible, and depositing the spoils from the excavations within the protected zone.

- c. In some cases, it may be possible to preserve larger roots (2 inches and larger), the removal of which may cause the decline of the tree. If the consulting arborist determines that a root should be preserved, an effort will be made to avoid cutting the root. For example, a footing may be designed to bridge over the root by providing a gap or a utility line may be installed by boring underground under roots rather than trenching through the roots from the surface.
- d. If roots to be preserved will be exposed to the air, they shall be protected from being wounded and from drying out by shading them with plywood or heavy cloth or plastic and by keeping the roots moist by applying water once or more each day depending on the time of year and intensity of the sun.

E. Additional Protective Measures

- a. Other trees that do not qualify as protected tree species that will be preserved during this project should receive the same protective measures as the protected trees and shrubs.
- b. Nailing anything to a trunk or branch, such as grade stakes, must be avoided.
- c. It is beneficial to the tree to leave the natural leaf litter and mulch that exists beneath trees that are to be preserved.
- d. No chemicals, such as herbicides, shall be used upstream and within one hundred feet of any tree protected zone.

NOTICE of DISCLAIMER

The report represents the independent opinion of the signatory consultant. The tree(s) discussed herein was/were generally reviewed for physical, biological function and aesthetic conditions. This examination was conducted in accordance with presently accepted industry procedures, which are a ground-plane macro-visual observation only. No extensive micro-biological, soil-root excavations, upper crown examination nor internal tree investigations were conducted and therefore, the reporting herein reflects the overall visual appearance of the tree(s) on the date reviewed and no warranty is implied as to the potential failure, health or demise of any part of or the whole of any tree described in the report. Records may not remain accurate after our inspection due to unknown causes of changeable deterioration of the reviewed site.

Respectfully submitted,

John K. Innes

John K. Innes, A.S.L.A., I.S.A.
Landscape Architect No. 1432
Certified Arborist WE-1022A

John Oblinger

ISA Certified Arborist WE-6820A

Lots 1 – 10
Carlyle Place
August 26, 2022

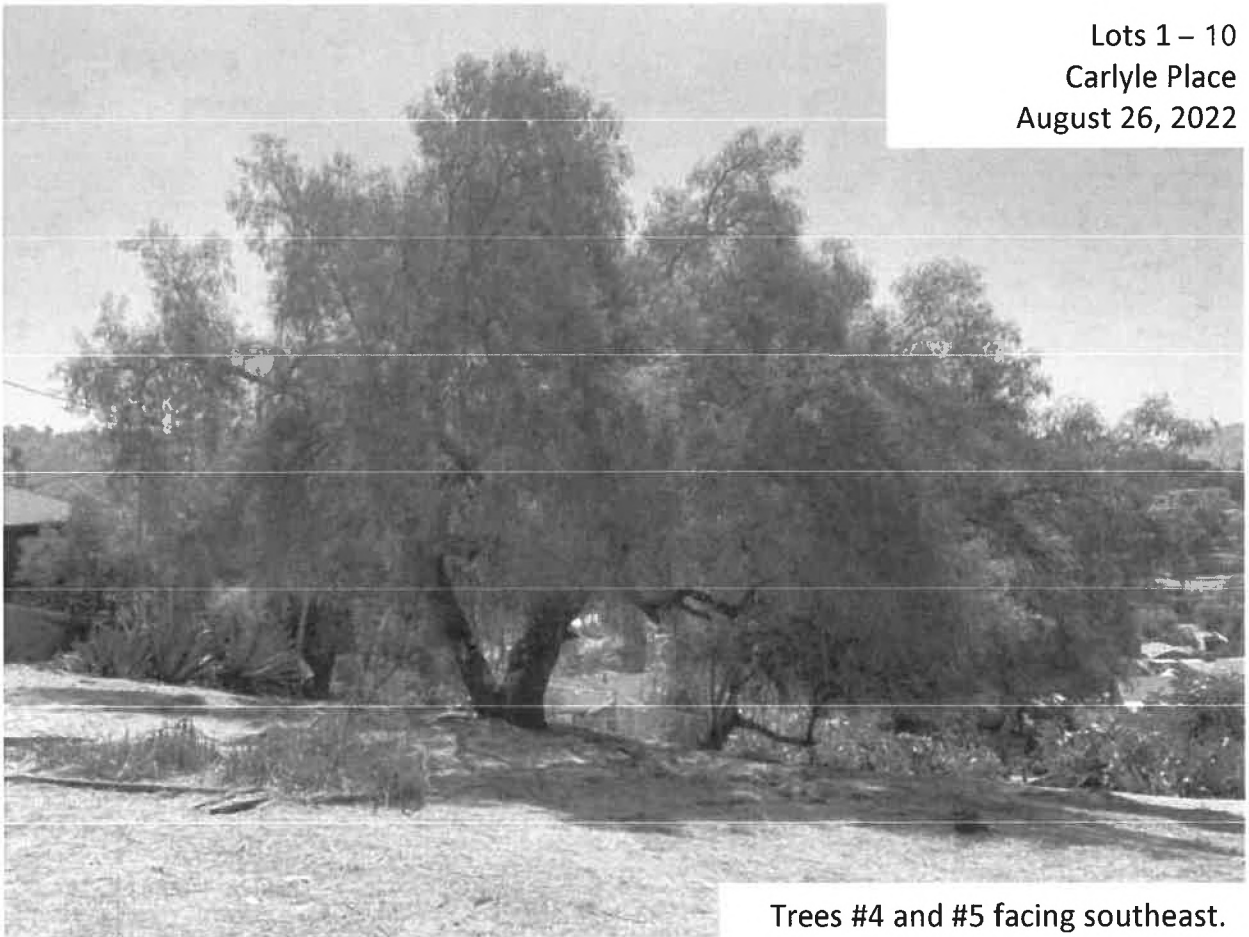


Trees #2 and #1 facing north.



Tree #3 facing east. 6

Lots 1 – 10
Carlyle Place
August 26, 2022



Trees #4 and #5 facing southeast.



Tree #6 facing east. 7

Lots 1 – 10
Carlyle Place
August 26, 2022

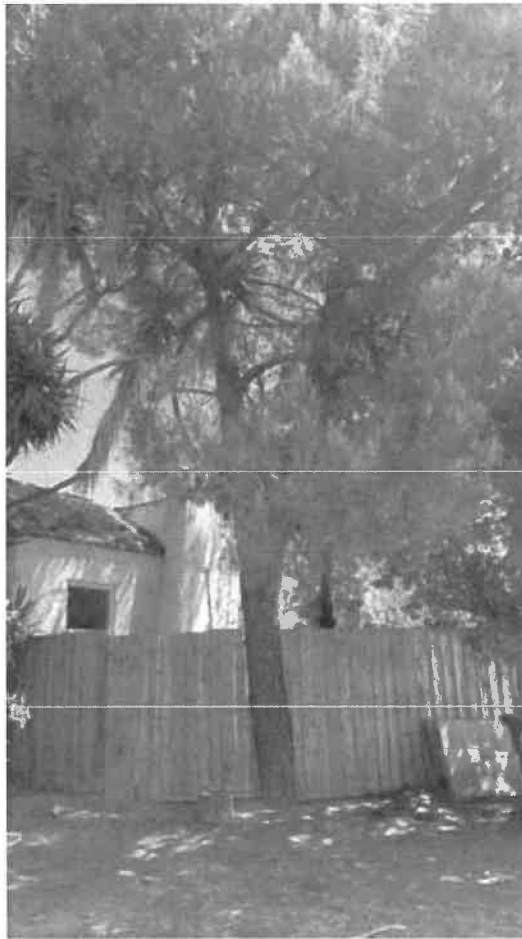


Tree #7 facing north.



Tree #8 facing east. 8

Lots 1 – 10
Carlyle Place
August 26, 2022

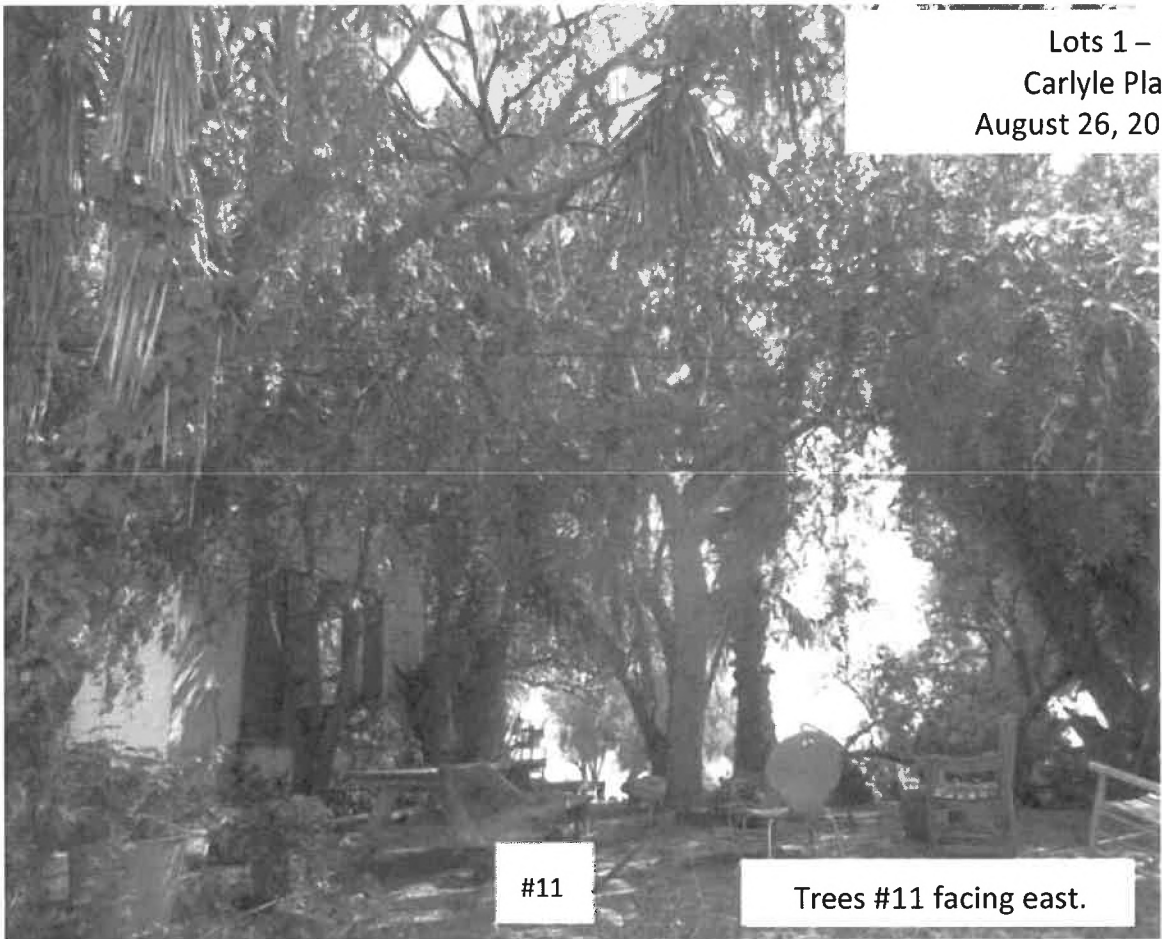


Trees #9 facing east.



Tree #10 facing east. 9

Lots 1 – 10
Carlyle Place
August 26, 2022



#11

Trees #11 facing east.



Tree #12 facing north.10

Lots 1 – 10
Carlyle Place
August 26, 2022



Trees #13 facing east.



Tree #13 facing west.11

Lots 1 – 10
Carlyle Place
August 26, 2022



Trees #14 facing northwest.

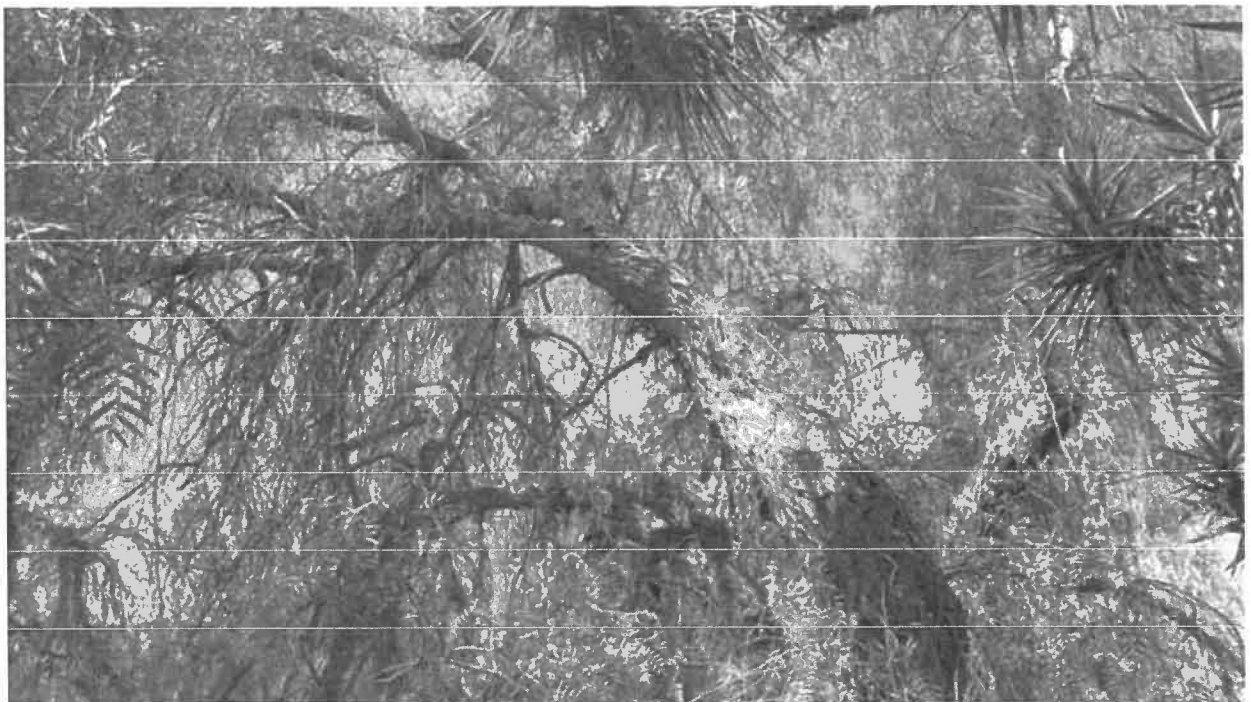


Tree #14 facing east.12

Lots 1 – 10
Carlyle Place
August 26, 2022

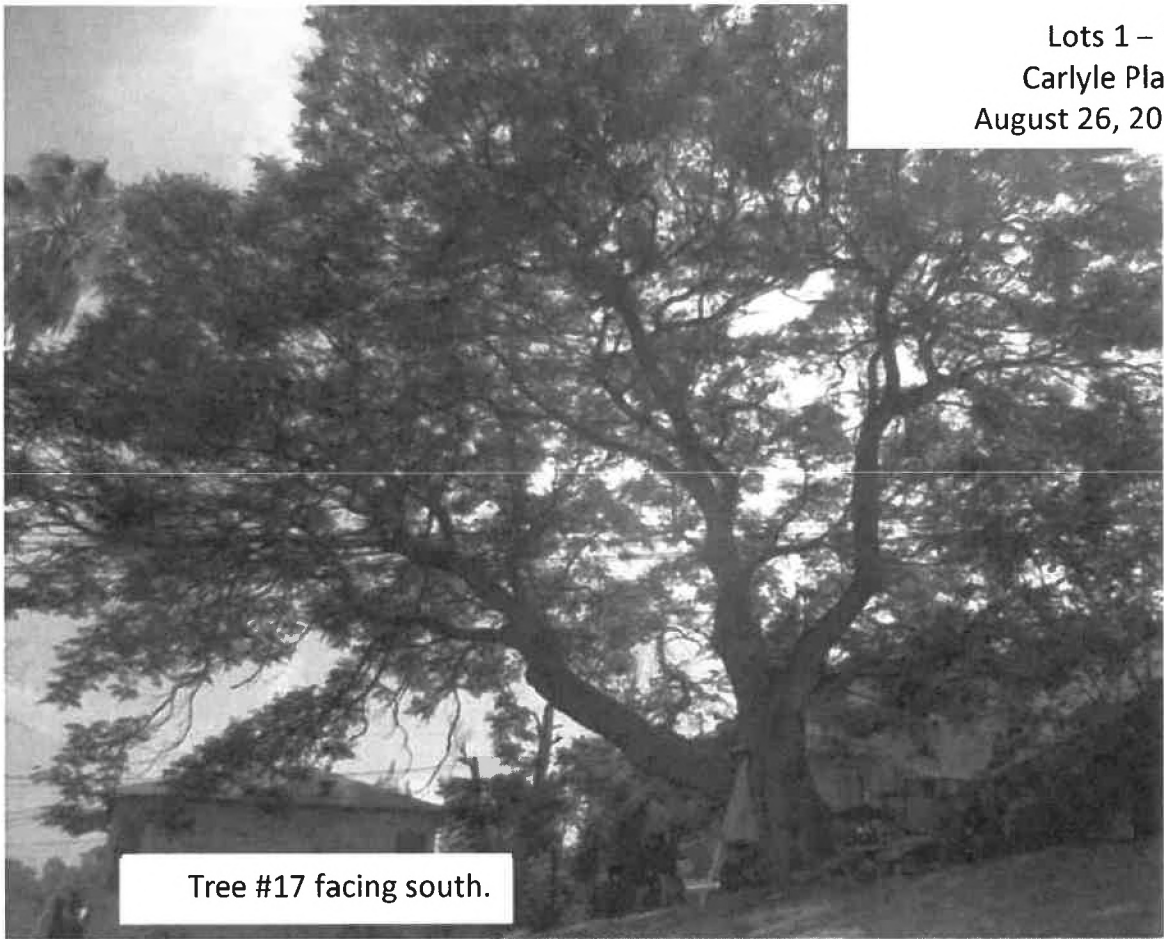


Trees #15 facing west.



Tree #15 facing west.13

Lots 1 – 10
Carlyle Place
August 26, 2022

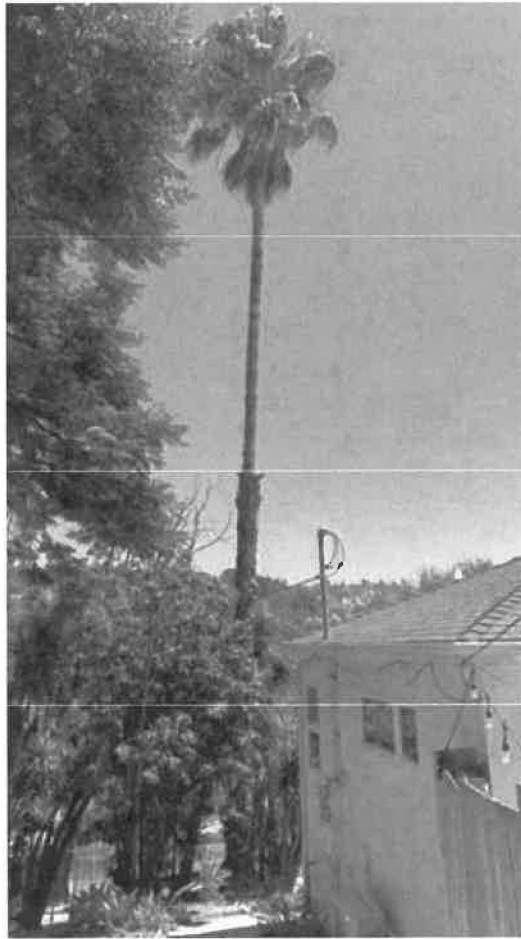


Tree #17 facing south.



Tree #18 facing southeast.14

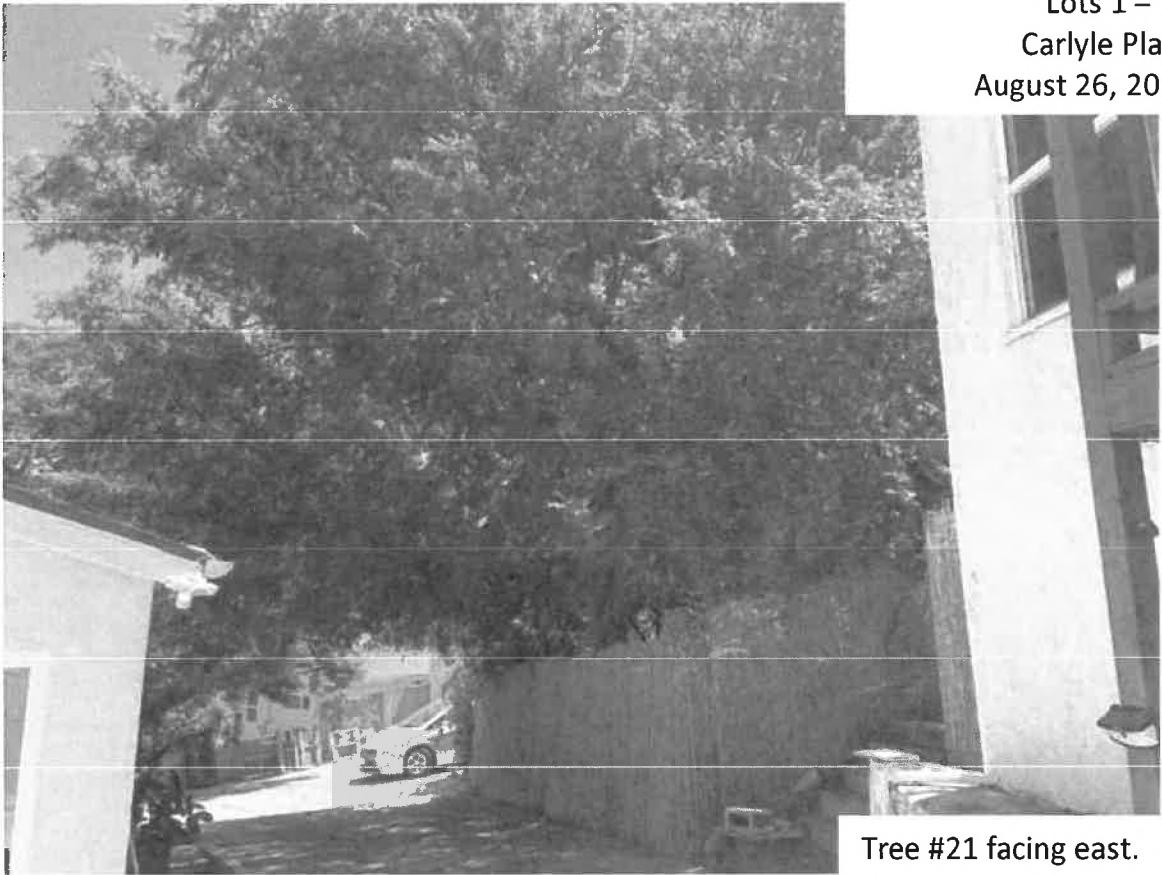
Lots 1 – 10
Carlyle Place
August 26, 2022



Tree #19 facing south.



Tree #20 facing south.15

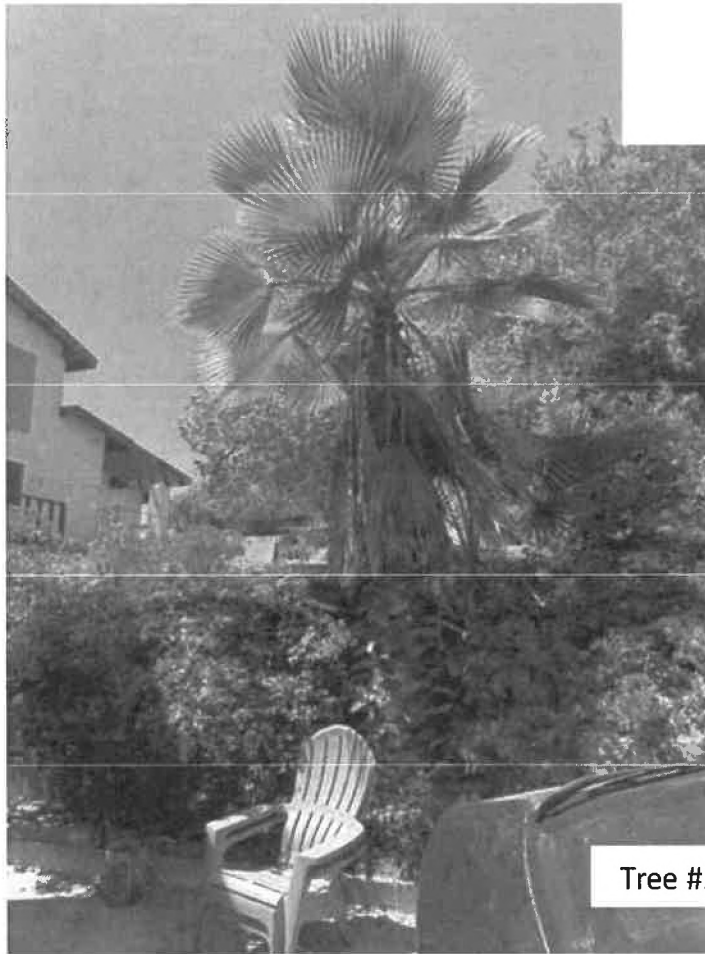


Tree #21 facing east.



Tree #21 facing east.

Lots 1 – 10
Carlyle Place
August 26, 2022



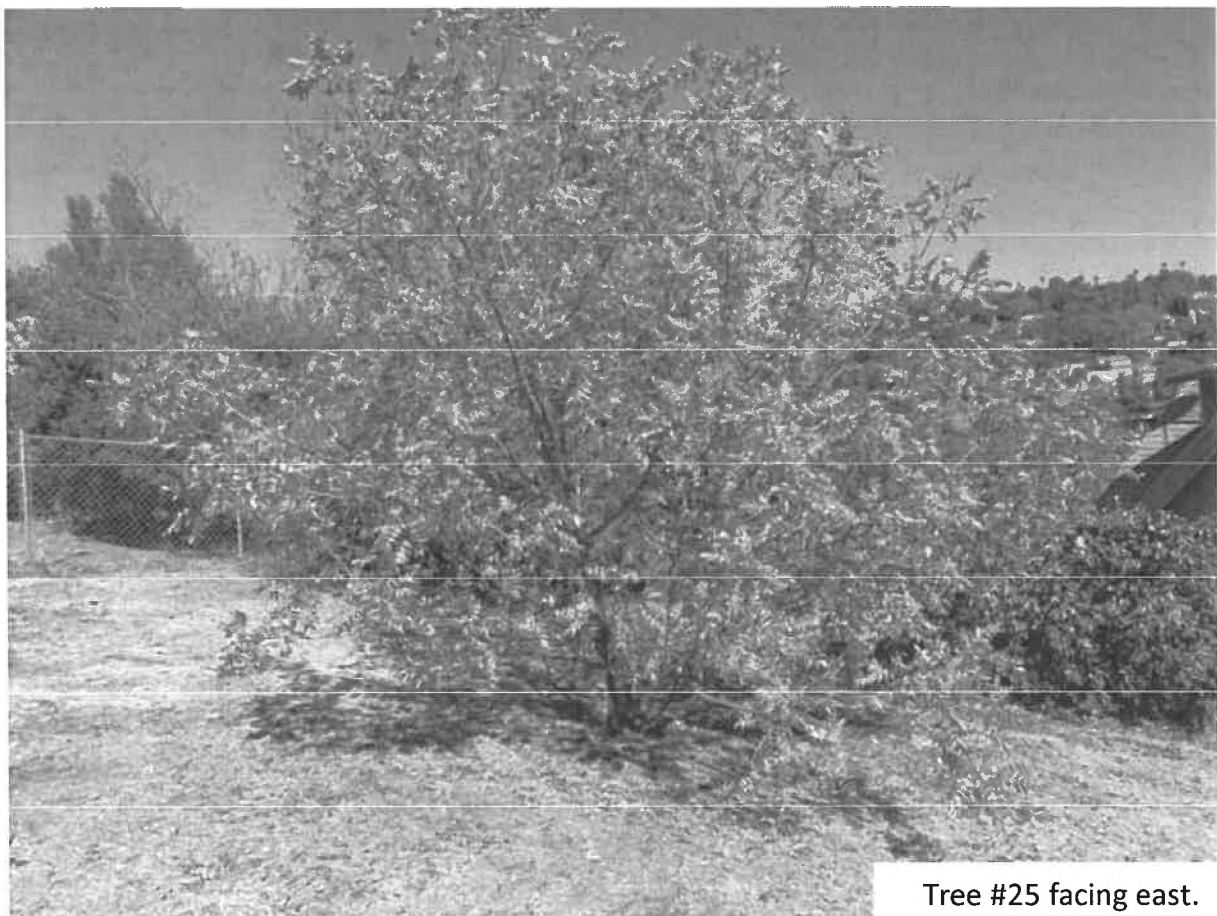
Tree #22 facing north.



Tree #23 facing west. 17



Tree #24 facing north.



Tree #25 facing east.



Tree #26 facing northwest.



Tree #26 facing northwest.



Trees #27 and #28 facing west.

GLOSSARY

INTRODUCTION

Familiarity with the following definitions is necessary to the basic understanding of the tree ordinance, this tree report, and of the procedures used to evaluate the trees and the site conditions. There are numerous diseases and insects that frequently attack trees. A long discourse in plant pathology or entomology is not a prerequisite to develop a basic understanding of the effects of disease and insects upon living plant tissue but a basic knowledge of disease and insects should include an understanding of the following definitions:

SPECIES/DIMENSIONS

1. **Tree Number** - each protected tree in the field has been assigned a number that corresponds to a tree location on the Tree Location Map.
2. **Species** - is the type of tree that is being evaluated.
3. **Trunk Diameter** - as measured at 4½' above mean natural grade or, traditionally, DBH (diameter at breast height). This may be altered if the measurement cannot be made at 4½' feet or if makes sense to measure above or below that point.
4. **Tree Height** - is the approximate height of each assessed tree.
5. **Crown Spread** - is the approximate, average diameter of the crown or canopy.
6. **Lean Direction** - is the direction the tree is inclined from the natural vertical position.

PHYSICAL CONDITION

1. **Vigor** - is the capacity of a tree for growth and survival. Below are the ratings:

Low - Little new tip growth; poor leaf color; abnormal bark; much dead wood; significantly thinning foliage.

Normal - New tip growth; good leaf color; some insect damage and twig dieback; no significant dieback;

High - New tip growth; good leaf color; dense foliage; usually found in younger trees;

A vigorous tree will more easily ward off disease and/or insect attacks, and should recover from impacts more quickly than a less vigorous tree.

2. **Trunk Cavity/Damage** - A cavity is a hollow area in the trunk, usually due to fire or wood decay. Damage is a damaged area on the trunk, usually due to an external (abiotic) force on the tree.
3. **Water Pocket** - pockets formed at branch crotches that can hold water and possibly weaken the tree's structure (possible hazard).
4. **Trunk Sap Ooze** - the exudation of liquid, usually from wounds; trunk sap ooze.
5. **Codominance** – equal in size and importance, usually associated with either trunks/stems or scaffold limbs/branches in the crown. Often can and should be corrected by pruning.
6. **Included Bark** - bark that is embedded between a branch and its parent stem or between codominant stems causing a weak attachment.
7. **Buried Root Collar** - the root collar is the transition area between the bark and the trunk. Burying the root collar may lead to fungal infection.
8. **Fungal Disease** - diseases that attack live tissue/external signs (i.e. mushrooms, conks) of internal wood decay.

GLOSSARY

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9. **Insect Damage** - is some form of damage to the parts of the tree caused by insects or mites (e.g. scale, caterpillars, weevils, borers, mites, etc.).
10. **Mainstem Dieback** - death of healthy mainstems from the growing tip back.
11. **Twig/Branch Dieback** - death of twigs from the growing tip back.
12. **Thin Foliage** - defoliation and twig dieback throughout the canopy.
13. **Weak Attachments** - poorly formed branch connection at a crotch.
14. **Branch Cavities** - hollow areas in the limbs in the crown, usually due to the decay of wood.
15. **Over-extended Branch** - a large branch usually growing horizontally that may have excessive end weight and that exerts tremendous stress on its attachment. Can be corrected with reduction pruning.
16. **Epicormic Growth** - growth from adventitious buds along trunk and/or main limbs, rather than on twigs usually due to stress or poor pruning.
17. **Terrain** - refers to the general topography of the land where the tree is found.

RATING

1. **Heritage** - can vary in definition by agency but generally indicates a tree of significant size and age.
2. The **Health** of the trees was visually determined from a macroscopic inspection of signs and symptoms of disease. The following describes our rating system:
 - A - Outstanding** - A healthy and vigorous tree characteristic of its species and free of any significant visible signs of disease or insect damage;
 - B - Above Average** - A healthy and vigorous tree. However, there are minor visible signs of disease and insect damage;
 - C - Average** - Although healthy in overall appearance, there is a normal amount of disease and/or insect damage;
 - D - Below Average/Poor*** - This tree is characterized by exhibiting a greater degree of disease and/or insect damage or loss of structural integrity than normal and appears to be in a state of decline. This tree also exhibits extensive signs of dieback;
 - F - Dead*** - This tree exhibits no signs of life at the time of field evaluation.

*A tree rating of "D" and lower is in a low stage of vigor and naturally a meaningful level of recovery is doubtful. Removal should be considered if it is within the proposed project development.
3. The **Aesthetic/Conformity** quality of the trees was visually determined from an overall inspection of appearance. The following describes our system:
 - A. Outstanding** - The tree is visually symmetrical, having the ideal form and appearance for the species;
 - B. Above Average** - The tree, though may not be perfectly symmetrical, has a nearly ideal form for the species with very little dieback of foliage or twigs and branches;
 - C. Average** - The tree has some asymmetry for the species with some defects that can be corrected and/or has some dieback of foliage and twigs and branches;
 - D. Poor** - The tree has few positive characteristics that probably cannot be corrected and may detract from the beauty of the landscape.

GLOSSARY

Page 3 of 3

REMARKS (Some other terms that may be used)

1. **Bark Beetle Frass** – are wood fragments (dust) mixed in the insect's excrement produced by boring.
2. **Basal Growth** – is leaf growth generated from the base of the trunk.
3. **Cable/Brace** – provides support to relieve stress on a weak part of the tree (e.g. where two trunks form a "V" crotch).
4. **Cankers** – are rough swellings with depressed centers resulting in death of tissue that later cracks open and exposes the wood underneath in twigs, branches, and/or trunks. May be a sign of fungal damage.
5. **Chlorotic Leaves** – leaf veins remain normally green but the tissue between veins becomes yellow. Usually caused by nutrient deficiencies.
6. **Compartmentalization** – Physiological process in trees that creates the chemical and physical boundaries that act to limit the spread of disease and the decay organisms. Often seen where branches have been pruned properly.
7. **Crown** – parts of the tree above the trunk, including leaves, branches, and scaffold branches.
8. **Crown-clean pruning** – removal of dead, dying, diseased, rubbing, and structurally unsound branches, etc.
9. **Crown reduction pruning** – Removal of large branches and/or cutting back to large laterals to reduce the height or spread of the crown; sometimes referred to as "drop crotch" pruning or "natural pruning."
10. **Exfoliating Bark** – the flaking off of bark from trunk, branches and/or twigs.
11. **Exposed Buttress Roots** – when soil is absent at the base of the tree exposing large roots at trunk flare.
12. **Fire Damage** – each tree may be rated on the amount of burn it has received.
13. **Heart Rot** – decay in the center of the tree (heartwood).
14. **Lion-tailing** – an improper pruning technique where internal foliage and branches are removed, leaving twigs and foliage concentrated at the branch ends.
15. **Mistletoe** – is a leafy evergreen, perennial parasite with dark green leathery leaves.
16. **Multiple stems/branches** – single location where several branches are attached often creating weak attachments.
17. **Powdery Mildew** – a white powdery fungus on leaves often found when new growth becomes wet for long periods of time; leaves may be distorted, stunted and drop prematurely.
18. **Reduction cuts** – cutting a branch back to a live lateral branch which will take over as the new end of that branch.
19. **Removal cuts** – a thinning cut back to the trunk or the parent stem (branch) that preserves the branch collar.
20. **Scaffold limb** – A primary structural branch of the crown.
21. **Stub cuts** – an improper pruning technique that leaves a stub that may lead to structural defects.
22. **Topping** – the improper pruning of large limbs, usually growing vertically, to reduce the height of a tree.
23. **Witches Broom** – is an abnormal growth cluster of twigs that may be caused by pruning, insects, mites, fungus, etc.

APPENDIX I

APPENDIX I

| Tree # | Save | Remove | Species Name | Common Name | Trunk | Spread | Height | Health | Form |
|--------|------|--------|----------------------------------|----------------------|-------------------|--------|--------|--------|------|
| 1 | | X | <i>Schinus molle</i> | Peruvian pepper tree | 15" | 35' | 25' | B | B |
| 2 | | X | <i>Juglans californica</i> * | Black walnut* | 7",6",4",4" | 20' | 18' | C | C |
| 3 | | X | <i>Jacaranda mimosifolia</i> | Jacaranda | 8" | 20' | 20' | B | B |
| 4 | | X | <i>Schinus molle</i> | Peruvian pepper tree | 19",17",17" | 50' | 35' | B | B |
| 5 | | X | <i>Schinus molle</i> | Peruvian pepper tree | 9" | 20' | 15' | C | C- |
| 6 | X | | <i>Schinus molle</i> | Peruvian pepper tree | 16",12" | 30' | 35' | B | C |
| 7 | NA | NA | <i>Juglans californica</i> * | Black walnut* | Sprouts | 0' | 35' | D | D |
| 8 | X | | <i>Juglans californica</i> * | Black walnut* | Multiple sprouts | 8' | 20' | C | D |
| 9 | | X | <i>Pinus halepensis</i> | Aleppo pine | 14" | 40' | 40' | B | A |
| 10 | X | | <i>Washingtonia robusta</i> | Mexican fan palm | 15" | 10' | 40' | C | B |
| 11 | X | | <i>Ulmus parvifolia</i> | Chinese elm | 12" | 35' | 35' | C- | C- |
| 12 | | X | <i>Morus alba</i> | Fruitless mulberry | 9",7",7",7",6" | 25' | 25' | C | C- |
| 13 | | X | <i>Schinus molle</i> | Peruvian pepper tree | 18",10" | 35' | 25' | C | C |
| 14 | | X | <i>Schinus molle</i> | Peruvian pepper tree | 10" | 20' | 25' | C | C- |
| 15 | | X | <i>Schinus molle</i> | Peruvian pepper tree | 14",14" | 30' | 40' | C | C |
| 16 | NA | NA | No Tree | | | | | | |
| 17 | | X | <i>Melia azedarach</i> | Chinaberry | 36" | 60' | 50' | B | A |
| 18 | | X | <i>Ulmus parvifolia</i> | Chinese elm | 9" | 18' | 35' | C | C |
| 19 | | X | <i>Washingtonia robusta</i> | Mexican fan palm | 12" | 15' | 60' | B | B |
| 20 | X | | <i>Brachychiton populneus</i> | Bottle tree | 19" | 35' | 35' | C | C |
| 21 | X | | <i>Ulmus parvifolia</i> | Chinese elm | 9",7" | 40' | 30' | C | C |
| 22 | X | | <i>Washingtonia robusta</i> | Mexican fan palm | 12" | 10' | 20' | B | B |
| 23 | X | | <i>Washingtonia robusta</i> | Mexican fan palm | 14",11",8" | 15' | 18' | B | B |
| 24 | X | | <i>Heteromeles arbutifolia</i> * | Toyon* | 9",8",7",6" | 20' | 20' | B | B |
| 25 | | X | <i>Juglans californica</i> * | Black walnut* | 2.25",2",2",1",1" | 12' | 12' | B | B |
| 26 | | X | <i>Juglans californica</i> * | Black walnut* | 2.5",2",2" | 15' | 15' | B | B |
| 27 | X | | <i>Quercus agrifolia</i> * | Coast live oak* | 5" | 15' | 15' | B | B |
| 28 | | X | <i>Quercus agrifolia</i> * | Coast live oak* | 6" | 15' | 15' | B | B |

(*) Protected Native Tree or Shrub

APPENDIX II

Lots 1 – 10
Carlyle Place



Lots 1 – 10
Carlyle Place



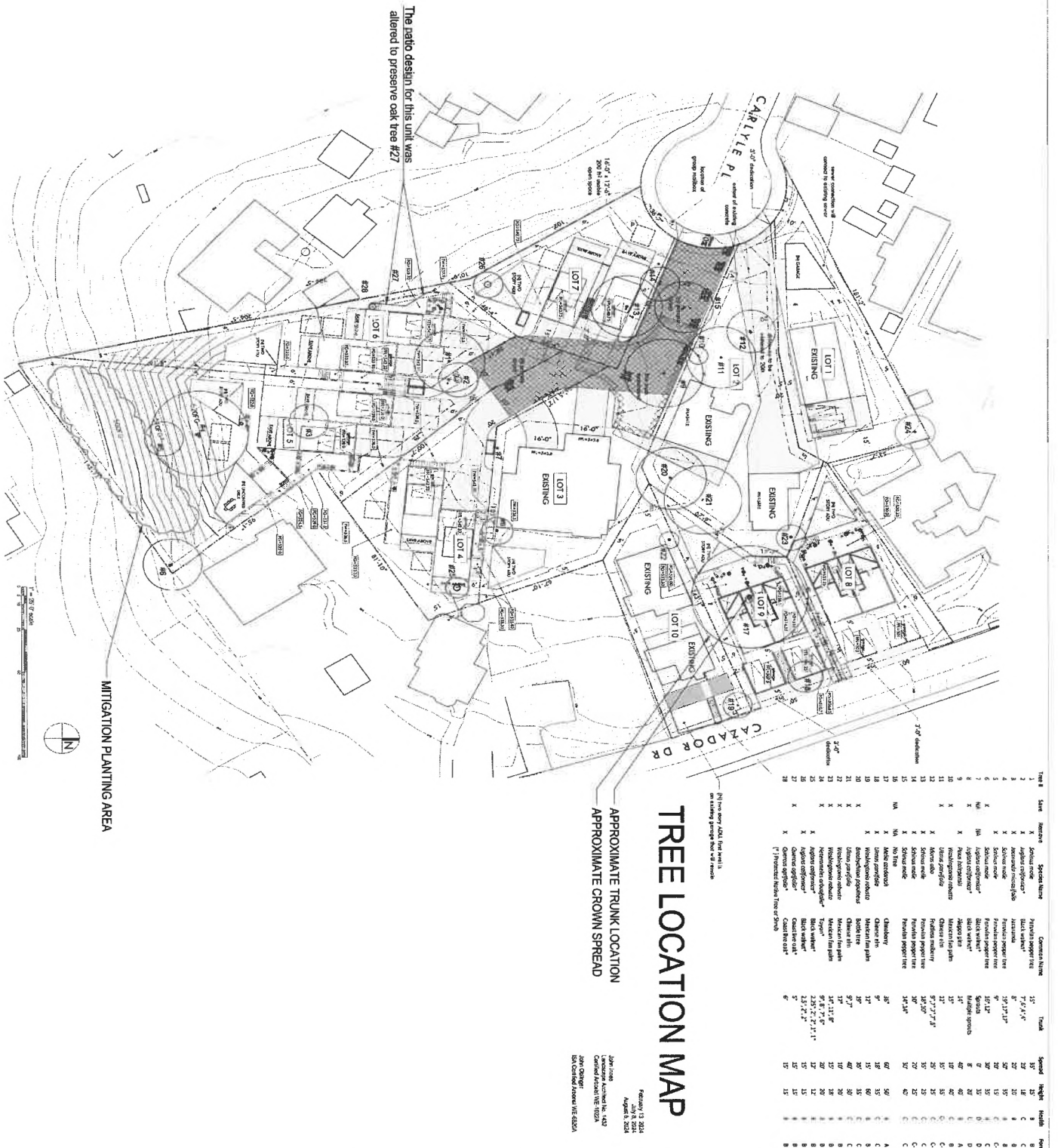
Work Information

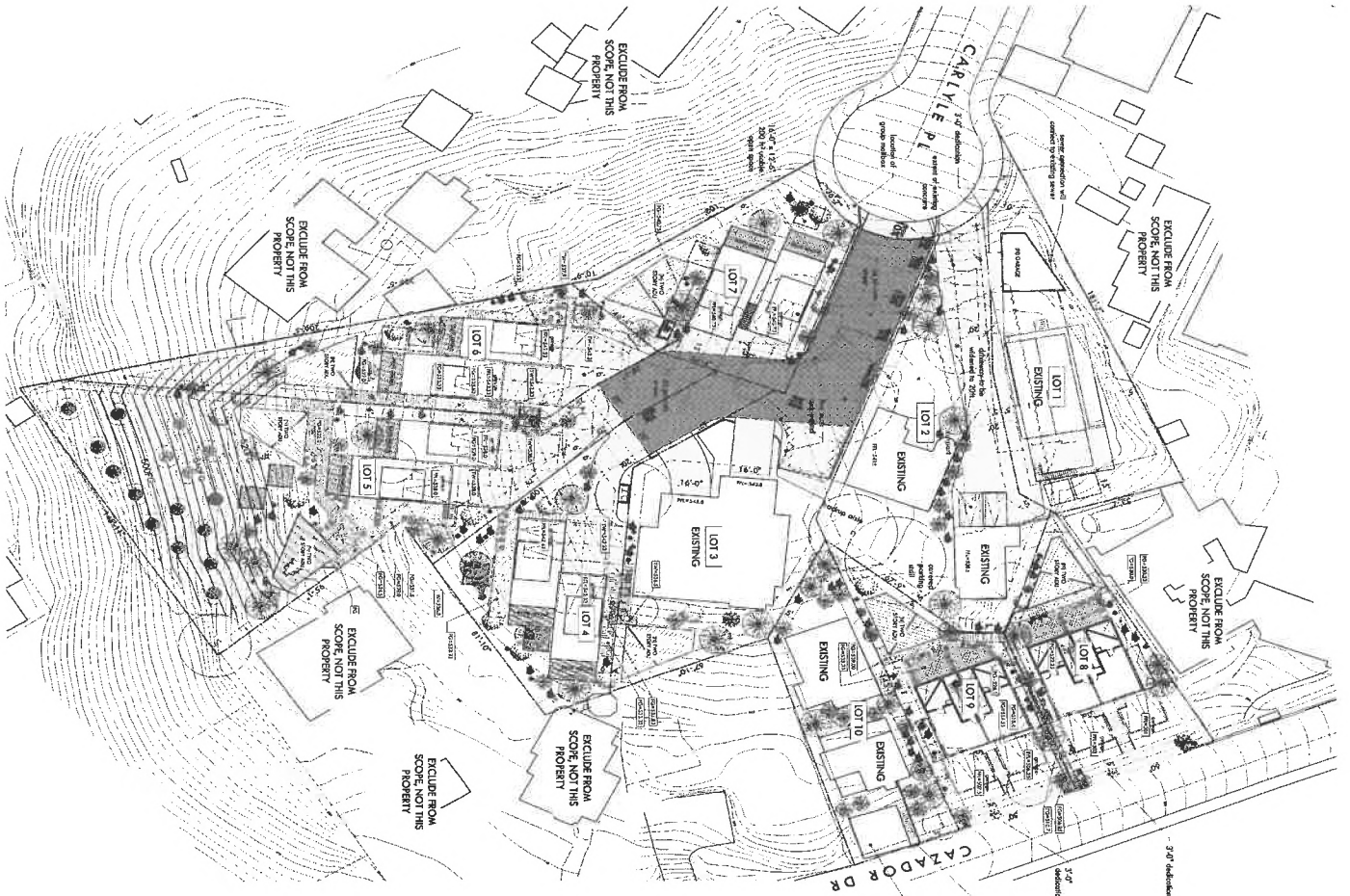
TRANSMITTAL-3

| Work Record 1 | |
|--|---|
| Work ID 366616 | Project UFD_TBD |
| Work Order | Work type UFD MyLA311 Service Request |
| Priority 2_Medium | Work Species Juglans californica (southern California black walnut) |
| DBH 8 | Condition N/A |
| SR Status Pending | SR Number 1-4773184071 |
| SR Type 311: Tree Permits | SR Subtype Tree Removal |
| SR Address 2231 N CARLYLE PL, 90065 | SR Location |
| Thomas Bros 594-H3 | SR Creation Time 05/24/2024 15:03:38 |
| SR Pending Time 10/22/2024 10:20:28 | SR Closed Time |
| MyLA311 Last Changed By Joanna Morales-Navarro | SR Pending Changed By |
| SR Field Check N/A | Property Damage N/A |
| Birds Present | SR Pending (Work Required) Inspected |
| Constituent Contact No | SR Closed (ONLY Use if Work is Completed) |
| Status Requested | Requested Date 5/24/2024 |
| Scheduled Date | Completed Date |
| Work Crew UFD_051 Land Development | Time 0 Hours 0 Minutes |
| Cost \$0.00 | Last Changed By Albert E Vera (UFD) |
| Last Changed Date 10/22/2024 | |

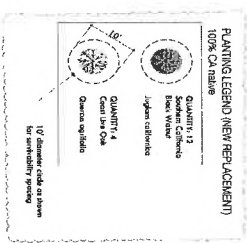
| Comments | |
|--|--|
| Integration User (DRG) SR# 1-4153068271 - Comment made by Joanna Morales-Navarro | 2024-05-24 18:05:05 Contractors |
| Integration User (DRG) 2 protected black walnut trees on site Protected tree removal permit request. There was a prior request which was closed by Urban forestry. Constituent had gotten an arborist report that was revised several times. Every thing was approved on tree report but buy the time it was completed the original request was closed. SR 1-3493826961 5/24/24- CALLER SPOKE TO INSPECTOR, HE TOLD HIM TO OPEN ANOTHER SR - Comment made by Joanna Morales-Navarro | 2024-05-24 18:05:05 Guests, Contractors |
| Integration User (DRG) 2 protected black walnut trees on site Protected tree removal permit request - Comment made by Joanna Morales-Navarro | 2024-05-24 18:05:05 Contractors |
| Miguel Ornelas (UFD) Out for inspection (miguel.ornelas@lacity.org). | 2024-05-28 10:07:57 Guests, Contractors |
| Miguel Ornelas (UFD) Dan, there are two walnut trees on the property that are not mentioned on the protected tree report nor are they plotted on the site plan. At this point, the protected tree report will require an addendum specifically to document these two walnut trees and see if they would be impacted or not? Please keep in mind that the LADBS building permit clearances will not be cleared until the actual tree removal permit is issued. Therefore, UFD is now awaiting an addendum for the tree report, see attached. (miguel.ornelas@lacity.org) | 2024-05-29 17:19:53 Guests, Contractors |
| Miguel Ornelas (UFD) Hey Dan, the updated site plan has been received. However, there is missing data on the submitted PTR. UFD is asking to furnish a detailed tree inventory table containing the following information regarding the protected native trees and shrub: tree tag number, species, diameter at 4.5 feet above grade, height, canopy spread, physical condition (including health and structure assessment), classification as natural or ornamental, expected disposition (removal or preservation), rationale for removal (this one is very important, elaborate on specific tree impacts), replacement ratio, and species of replacement. In the section "Mitigation" on page 2, it is essential to discuss the various tree preservation options that have been explored by your team or tree expert and explain why tree preservation alternatives are not feasible. This analysis will provide a comprehensive understanding of the challenges and limitations associated with preserving the subject native trees. Upon inclusion of these items in the PTR, UFD will be able to proceed with processing your tree removal permit request. | 2024-07-11 13:14:05 Guests, Contractors |
| Miguel Ornelas (UFD) Your request is out for inspection to verify report accuracy, specifically TPZ installation. The following was sent to dzexpediting@gmail.com: Thank you Dan. All we are missing is an updated tree removal application with the correct number of native trees proposed for removal. Use this active SIR # for the app, #1-4773184071. Fill out the app thoroughly and send it back to me. By miguel.ornelas@lacity.org | 2024-08-13 17:31:02 Guests, Contractors |

| | |
|---|---------------------|
| Miguel Ornelas (UFD) (Date:08/14/24) UFD INSPECTION BY (MO-051):^^No Overhead energized/communication lines^^ No active bird nests present at time of inspection. Based on the Protected Tree Report (PTR) submitted, there are a total of (8) protected species within the scope of work. 5 California black walnuts, 2 coast live oaks, and one toyon shrub on the property and are tagged # 2, 7-8, 24-28. All trees are properly tagged and have the Tree Protection Zone (TPZ) erected with orange fencing. 3 protected black walnuts, #2(tk8#2998190), #25(tk8#2998189), and #26(tk8#4926211), and 1 oak tree, #28(tk8#4926213), will be removed due to the site improvements proposed. A total of (3) protected species will be preserved, 1 oak #27, 1 walnut #8, 1 toyon #24. RECOMMENDATION: REMOVE & STUMP-GRIND**: (4) protected species at the following location 2231 Carlyle Pl, Los Angeles, CA 90065, to allow the proposed improvements. There is an ample tree replacement area depicted on the site plan. Planting of mitigation trees shall be supervised by a Certified Arborist. Throughout the course of the construction, the integrity of the TPZ must be maintained and the site must be kept clean and maintained at all times. No construction staging or disposal of construction materials or byproducts including but not limited to paint, plaster, or chemical solutions is allowed in the TPZ. | 2024-08-19 10:28:53 |
| Miguel Ornelas (UFD) Inspection complete. Your request has been submitted to the next level review and is currently/actively being reviewed, thank you! | 2024-08-19 10:28:53 |
| | Guests, Contractors |
| Albert E Vera (UFD) Hello Dan, I apologize for the delayed response, I am finalizing your removal request but I cannot seem to locate the replacement plan for the tree removals. Please provide it here so I may proceed with the permitting process | 2024-10-03 16:41:32 |
| | Guests |
| Albert E Vera (UFD) Submitted to BR for final review | 2024-10-22 13:15:31 |





NOTE: all trees
to be a 24" box
and 6' high at
time of planting



1" = 25' SCALE



A1.01

Landscape Plan &
Tree replacement plan -
ALL LOTS

anonymous
2242 - 2252 N.
Cazador Drive,
Suite 117
Los Angeles, CA
90024
213-224-2245
213-224-2246

PROJECT NO
CAR

2242 - 2252 N.
Cazador Drive,
Suite 117
Los Angeles, CA
90024
213-224-2245
213-224-2246

Carlyle Place
Partners, LLC
1110 N. Virgil
Ave., #390
Los Angeles, CA
90029

DEPARTMENT OF CITY PLANNING
OFFICE OF THE CITY PLANNING COMMISSION
MILLER
VAHID KIVORSAND
DARWIN
AMBROZ
CAROLINE
CHOE
RICHARD DRAKE
WATSON
VERONICA
PADILLAGAMPOS
DANA M. PERLMAN

CITY OF LOS ANGELES



ERIC GARIBAY

BPW-2025-0342

2000 SPRING STREET, ROOM 525
LOS ANGELES, CA 90012
OFFICE OF THE CITY PLANNING COMMISSION
BARTON AICP
KEVIN J. KELLER, AICP
SHARON M. BOHANNON
ARTHUR VANDER AICP
LISA M. WATSON, AICP
DEPUTY DIRECTOR

Decision Date:
September 16, 2020

Last Day to Appeal:
September 28, 2020

TRANSMIT TAL-5

Greentek
Investments II LLC
and
Heiko Flores LLC
(OYA)
4470 W. Sawtelle
Boulevard #649
Van Nuys, CA
Washington
Boulevard
Culver City, CA
90230

Case No. VII-82416
Incidental Cases: DIR-2019-339-SPP-2019-4083-SPP;
DIR-2019-4088-SPP;
CEQA: ENV-2018-7453-CE
Location: 2231-2236 North Carlsle Place
Council District: 6
Cedillo
Neighborhood
Council: Glassell
Park
Community Plan
Demographic Northwest
Residential
Zone: R2-1
Legal Description: Lot FR57, arb 3, 4, & 5; Lot FR58, arb 5; Lot 59, arb 1;
1403, R 2570

In accordance with provisions of Section 17.15 of the Los Angeles Municipal Code (LAMC), the Advisory Agency determined that the project is Categorical Exempt, and issues ENV-2018-7453-CE as the environmental clearance, approves Vesting Tentative Tract Map No. VII-82416 composed of 10 lots, and approves a Zoning Administrator's Adjustment for a 20 percent reduction in lot width for one (1) lot (Lot 10) in lieu of the 50 feet of lot width required, located at 2242-2252 North Cazador Drive, 2231-2245 North Carlsle Place, and 2236 North/ East Carlsle Place for a maximum of 20 residential units, as shown on revised map stamp-dated May 11, 2020, in the Northeast Los Angeles Community Plan. This unit density is based on the R2-1 Zone. The subdivider is hereby advised that the LAMC may not permit this

maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular

~~none on cleared conditions. All approvals are subject to the~~
~~approval of the City Engineer. The City Engineer should follow~~

the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting

~~clearances and encumbrances. Present copies of~~
~~all clearances and encumbrances shall be maintained by~~

~~directed to Mr. George Avanesian of the~~
~~Land Development Section, located at 201 North Figueroa~~

~~Street, Suite 290, or by calling (213)~~
~~808-8586~~

1. ~~that~~ a three (3)-foot wide strip of land be dedicated along Cazador Drive adjoining the tract except where there are existing structures to remain to complete an 18-foot wide
2. ~~public right-of-way easement with the side~~
~~aligned along the base of the tract.~~
3. ~~area~~ a minimum 32-foot wide private street easement be provided for the proposed private street, including necessary turning area all on
4. ~~alignments and easement be required~~
~~width of the proposed private street.~~

5. That the private street easement be part of the
6. ~~adjoining owners~~ of the property record an agreement satisfactory to the City Engineer stating that they will grant the necessary easements for ingress, egress and public facilities over the private street area upon the sale of the subdivision and they will maintain the

7. ~~private street area and clear of obstructions and that~~
~~adequate clearance will be maintained~~
8. ~~Regulations~~ Street name be approved and be shown on the final map prior to the

recording of the final map satisfactory to the City

~~DEPARTMENT OF BUILDING AND~~
~~SANITARY DIVISION~~ conducted at 221 North

~~Figueroa Street, 12th Floor suite 1200.~~
~~The approval of this Tract Map shall not be construed as~~
~~having been based upon a geological~~
~~investigation such as will authorize the issuance of the~~
~~building permit of the subject property.~~

~~Such permits will be issued only at such time as the~~
~~Department of Building and Safety has~~
~~received and approved maps containing~~
~~as it with the Geologic Record shall contain the following~~
~~information which is part of this Tract~~

Map shall not be construed as having been based upon geological investigation such as will authorize the issuance of building permits on the subject property. Such permits will

- be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of
10. **DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION**

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Eric Wong at (213) 480-6007 to schedule the final map, the appointment with the Department of Building and Safety, Zoning

- Division shall certify that no Building or Zoning Code violations exist on the subject site.
- a. In addition to the following items shall be satisfied, and certificate of occupancy of all existing structures to verify the last legal use and the number of parking spaces
- b. Required and provided spaces are required to remain for the remaining structure on the site. Show location of all parking spaces and access driveways. Provide copies of permits and final inspection cards, for any new
- c. Open parking spaces, garage or A-F-58260. Supports compliance with all the conditions/requirements of the above affidavit as applicable. Termination of above affidavit may be required after the Map has been
- d. Proposed Private Street shall comply with both the Department of the Termination form, prior to terminating condition(s).
- e. Submit a revised Map that dimensions the Private Street boundaries and show required front yard setbacks. For lots fronting on a Private Street, required front
- f. Yard setbacks shall be as follows: Private Street side a plot plan drawn to scale that accurately dimensions all: lot widths (as defined in Section 12.03 of the Zoning Code), lot areas, building sizes, and required yards on the site. Indicate the
- g. Number of stories (heights) as required use, and the new existing provide of all buildings for the dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front yard
- h. Existing structures shall be required to comply with 2 structures of more as measured from new property lines after street dedication. Building permit to have existing structure in its on site.

There is a 15 ft. Building Line along Cazador Drive on this Subdivision. The submitted Map may not comply with the number of parking spaces required by Section 12.21 A.4(a) based on number of habitable rooms in each unit. If there are insufficient parking spaces, the applicant has proposed to be prepared and in full compliance with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the minimum standards and shall not be required to comply with the minimum standards if the zoning application was submitted prior to the effective date of the zoning application. The applicant shall indicate the Map.

FIRE DEPARTMENT is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc. and shall be accomplished BY **APPOINTMENT ONLY**, in order to assure that you receive service prior to turning reconnection for the final map, a written plan arrangement schedule. You should advise any satisfactory person in your department, binding the requestor and all successors to the

- a. Submission of all successors to the following:mittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.
- b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
- c. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the access entrance.
- d. Address identification in individual existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street.
- e. Fire alarm boxes shall be required to be installed for LAFD access to project location and number to be determined by LAFD Field Inspector. (Refer to FPB

- Reg # 75).
- t. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
 - g. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
 - h. Access to designated fire lanes shall be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those roads shall be at least 20 feet wide and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 100 feet in length.
 - k. All plot plans and final maps shall be required for Fire Department approval.
 - l. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.
 - m. Plot plan access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
 - n. On all lots used for access purposes shall be recorded on the final map as a "Fire Lane".
 - o. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; no proposed road be within 20 feet of an approved fire lane; and clearances of any fire lane shall not be less than 20 feet from the edge of the fire lane; in the case of a fire lane, the fire lane shall be at least 20 feet wide and shall be approved by the Fire Department.
 - r. No parking shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
 - s. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

- t. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- u. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application.
- v. Construction of public or private roadway in the proposed development shall not exceed 15 percent in grade.
- w. Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470- Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a permit.
- y. All private streets and any lane cul-de-sacs shall have the curbs painted red and/or be posted "No Parking at Any Time" prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy.
- z. For structures and/or garages in excess of three (3) feet in height, the installation of ships ladders.
- aa. The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.
- bb. Streets, AND Fire Lane. All private street plans shall show the words "Private Street and Fire Lane" within the private street easements for general access use shall have a minimum width of 20 feet.
- dd. All access roads, including fire lanes, shall be maintained in an unobstructed manner, removal of obstructions shall be at the owner's expense. The entrance to all required fire lanes or required private driveways shall be posted with a sign no less than three feet in height in accordance with Section 100.05 of the City of Los Angeles Municipal Code.
- ff. Private streets and private lanes will be built to City standards to the satisfaction of the City Engineer and the Fire Department.
- gg. That in order to provide assurance that the proposed common fire lane and fire protection facilities, for the project, not maintained by the City, are properly and adequately maintained, the sub-divider shall record with the County Recorder prior to the establishment of a proposed map, a covenant and a deed shall be signed by the Department Engineer and the City Engineer of all common

- fire lanes and fire protection facilities. The association will undertake any necessary maintenance and corrective measures. Each future property owner shall automatically become a member of the association or organization owned or operated by the association. The association shall be responsible for the maintenance of the devices on their lots. The future owner and all successors will be presented with a copy of the maintenance program for the fire lanes and fire protection facilities.
- (ii) The association shall be responsible for the maintenance of the devices on their lots. The future owner and all successors will be presented with a copy of the maintenance program for the fire lanes and fire protection facilities.
- (iii) The association shall be responsible for the maintenance of the devices on their lots. The future owner and all successors will be presented with a copy of the maintenance program for the fire lanes and fire protection facilities.
- (iv) The association shall be responsible for the maintenance of the devices on their lots. The future owner and all successors will be presented with a copy of the maintenance program for the fire lanes and fire protection facilities.
- (v) The association shall be responsible for the maintenance of the devices on their lots. The future owner and all successors will be presented with a copy of the maintenance program for the fire lanes and fire protection facilities.
- hh. The plot plans shall be approved by the Fire Department showing fire hydrants and access for each phase of the project prior to the recording of the final map for that phase.
- ii. The association shall be responsible for the maintenance of the devices on their lots. The future owner and all successors will be presented with a copy of the maintenance program for the fire lanes and fire protection facilities.
- jj. Provide Fire Department pathway front to rear with access to each roof deck via gate or pony wall less than 36 inches.
- kk. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
- ll. The association shall be responsible for the maintenance of the devices on their lots. The future owner and all successors will be presented with a copy of the maintenance program for the fire lanes and fire protection facilities.
- mm. The association shall be responsible for the maintenance of the devices on their lots. The future owner and all successors will be presented with a copy of the maintenance program for the fire lanes and fire protection facilities.
- nn. The association shall be responsible for the maintenance of the devices on their lots. The future owner and all successors will be presented with a copy of the maintenance program for the fire lanes and fire protection facilities.
- oo. This project is located in the very high fire hazard severity zone and shall comply with requirements set forth in the section 4908, 2014 City of Los Angeles Fire Code:

- (i) Mitigating measures shall be considered. These measures shall include, but not be limited to the following:
 - (a) Boxed-in eaves.
 - (b) Single pane double thickness (minimum 1/8" thickness) or insulated windows.
 - (b) Non-wood siding.
 - (d) Exposed wooden members shall be two inches nominal thickness.
 - (e) Noncombustible finishes.
- (ii) Irrigated and managed greenbelts around the perimeter of all structures for a distance of 200 feet shall be considered as a buffer between the brush and the proposed fire-resistant plants and materials. A list of such plants is available from the contact Brush Clearance Unit 6262 Van Nuys Blvd, Van Nuys 91401 (800) 994-4444.
- (iv) All structures shall have non-combustible roofs. (Non-wood)
- (v) The brush in the area adjacent to the proposed development shall be cleared or thinned periodically by the homeowner's Association under supervision to the Los Angeles City Fire Department roadway improvement within the Hillside District area spreading to the homes completed prior to the Fire Department signing off on building plans of
- (vi) building new construction of, or addition to, a one-family dwelling on a lot that does not have a vehicular access route from a street improved with a minimum 20 foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside
- (vii) no building permit or grading permit

**DEPARTMENT OF
WATER AND POWER**

14. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for approval pursuant to LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

TRACT NO. 82416

9

BUREAU OF STREET LIGHTING -

SPECIFIC CONDITIONS: for this Street Light Maintenance Assessment District condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the location of the engineering District office, or see the District Office of Occupancy (C of

O) street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the

BUREAU OF STREET LIGHTING MAINTENANCE

16. Assessments of the Bureau of Sanitation has assessed the subject tract and found no potential problems to their structure or potential maintenance problem, as stated in the memo dated January 16, 2020. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward

TECHNICAL ENGINEERING. (This condition shall be

17. decreased and cable television facilities will be installed in a similar manner as other required improvements, please email cabletv.ita@city.org that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated

DEPARTMENT OF RECREATION AND PARKS three Park fees are paid by the applicant owner of the 400 and additional questions contact Park Fees staff at (213) 202-2657 for any questions or comments the Park Department of

Recreation and Parks be calculated as a Subdivision (Quimby in-lieu) fee.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

19. Prior to the issuance of a grading permit, the applicant shall submit a tree report and landscape plan prepared by a Municipal Code-designated tree expert as designated by LAMC Ordinance No. 177,404, for approval by the City Planning Department and the Urban Forestry Division of the Bureau of Street Services. The Tree Report shall contain the Tree Expert's recommendations for the preservation of trees (name, size, age, location, and condition) to be removed, as possible and the amount of species - General Park Specific Plan. These recommendations shall be plotted on a site survey indicating the diameter of trees and a height of replacement shall be required for the unavoidable loss of any tree. Replacement trees planted on a slope shall be a minimum of 15 gallons in size and shall be surrounded by Native Plants according to xeriscape and landform planting specifications. Replacement trees on substantially level grades shall be no smaller in diameter, measured 12 inches above the ground, than the trees removed, except that no

trees larger than 24-inch box
size shall be required.

Note: All protected tree removals must be approved
by the Board of Public Works.

Contact: Urban Forestry Division at: 213-847-3077.

**DEPARTMENT OF CITY PLANNING - SITE SPECIFIC
CONDITIONS**

*Clearances may be conducted at the Figueroa, Valley,
or West Los Angeles Development*

*Services Centers. To clear conditions, an appointment is
required, which can be requested on a final map, the
plans submitted shall prepare and execute a*

Covenant and Agreement (Planning Department
General Form CP-6770) in a manner
satisfactory to the Planning Department, binding the
supplier and subcontractor to comply with the
following:

- a. Specific Plan prior to the issuance of a building or
grading permit or 2 covered on-street
parking spaces per dwelling unit per
LAMC 12.21 A.4(a).
In addition, prior to issuance of a building permit, a
parking plan showing off-street
parking spaces, as required by the Advisory
Agency, be submitted for review and
approval by the Department of Urban Planning.
- b. occupancy, a minimum six (6)-foot-high
slumpstone, decorative masonry wall, or wood
fence shall be constructed adjacent
to neighboring residences. If no such wall or
fence already exists, except in
- c. permitted groundwater conservation areas reported shall
be considered a satisfactory
with the relevant agency (Water and Power and
Southern California Gas Company
regarding feasible energy conservation measures.
- d. REIMBURSEMENT OF LITIGATION
COSTS.

Applicant shall indemnify the following: unless the
City from any and all actions
against the City relating to or arising out of, in
whole or in part, the City's
processing and approval of this entitlement,
including but not limited to, an
action to attack, challenge, set aside, void or
otherwise modify or annul the
(ii) removal of the entitlement and all costs
incurred in the defense of an action,
renewal or subsequent permit decisions,
part of the process and
approval of the entitlement arising, but not
limited to any monetary or constitutional
(iii) costs and attorney's fees for costs of any
judgments, costs awards against the
City (including an award of attorney's fees),
damages, and/or settlement
costs.

days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit

- (iv) unless the Applicant deposits upon notice of its failure to reimburse the deposit pursuant to the requirement in the City's ordinance, the City may take any action to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in the ordinance;

the party granting the applicant within a reasonable time to determine if it is necessary to protect its actions against the applicant's operation in the defense of the City and reimbursement agreement the applicant of any other actions or proceeding in a reasonable time the requirements of this law. If the City may have operated in the defense, the applicant shall provide the City the response to the defense of the counsel. holds that the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withhold its defense of the action and void its approval of the defense of the action. any other action shall be determined the right to make all decisions with respect to the representation and proceedings including its involvement shall be determined to include suits, settlements and proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits.

Nothing in the amendments implied in this paragraph are intended to alter the original law.

21. A Community Maintenance Agreement shall be prepared, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become party to the agreement and shall be subject to a proportionate share of the maintenance. The Community Maintenance Agreement shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded, to the Planning Department for placement in the tract file.

Tenant Relocation Conditions

22. Within 10 days after the time to appeal has expired, the applicant shall file a sworn statement with the Training Department General Form CP-6770 in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to the affirmative duty to abide by all provisions of the Ellis

DEPARTMENT OF THE ARMY

SINGLE-FAMILY ZONING CONDITIONS 1.28 of the Los Angeles

model home uses, including a sales office and off-street parking. If models are constructed under this tract approval, the following conditions shall apply: final map, the

2. ~~subdivider shall submit a plot plan for approval by the Development Services Center of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking.~~ Model Dwellings and sales office must be within one of the model buildings. Full and Section 17.05 O of the Code

ST-2. All plans shall be fully complied with the following conditions:
 1. All plans for the building and landscape architect, be submitted to and approved by the Advisory Agency with CP-6730 prior to obtaining any grading or building permits before the recordation of the final map. The landscape plan

shall be every measure placed upon a not less than
penalty of \$200 for each day's default
invaluable was made in agreement to satisfy
the Advisory Agency guaranteeing
BUREAU OF PRISON before obtaining any
STANDARD shall be noted.

- (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Los Angeles Municipal Code (L.A.C.), monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of a complete Water Easement and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, sewer, gas and drainage utility easements be dedicated. In the event it is necessary to obtain off-site easements by separate

- instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of easements provided by the City Engineer.
- (e) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan and any necessary topography of adjoining areas be submitted to the City Engineer.
 - (f) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
 - (g) That one (1)-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The one (1)-foot dedications on the map shall include a notation regarding the future street and/or alleys.
 - (h) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.
 - (i) That the following provisions be accomplished in conformity with the improvements constructed herein:

- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the City Engineer shall approve.
- (b) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by private contractors who are not affected by the proposed easements and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
- (c) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:

S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:

S-3. That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:

- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.
- (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
- (1) Construct new street light: one
- (1) on Carlyle Place.

Notes:

- The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selections set: 1) in compliance with a Specific Plan, 2) by LADO, or 3) by other legal instrument excluding the Bureau of Engineering condition S-3 (I) requiring an improvement that will change the geometrics of the public
- (d) Planting of trees, vegetation, or other trees with a minimum of 10 feet in height and a minimum of 4 inches in diameter at breast height (DBH) shall be required for all new construction of proposed buildings and improvements as required by the Street and Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for the plantings and/or broken curb, gutter and sidewalk satisfactory to the City Engineer (see 47-3077) upon completion of construction, the plantings shall be required by the City Engineer.
- (e) Close any unused driveways satisfactory to the City Engineer.
- (f) Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (g) All proposed improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed.
- (h) After submittal of hydrology and hydraulic calculations and drainage plans for review by the City Engineer prior to recordation of the final map, construction of public or private drainage facilities with the suitable easements, dedicated and/or shared, shall be satisfactory to the Central District Engineer.
- (i) All proposed improvements shall be constructed of minimum concrete sidewalk including any necessary removal and reconstruction existing.
- (j) Improvements proposed to the City Engineer of the following:
 - i. Concrete curbs, concrete gutters.

- NOTE

The Advisory Agency approval is the maximum number of units permitted under the tract map action. However, the existing or proposed zoning may not permit this number of units. This vesting map does not constitute approval of any variations from the minimum of one dwelling unit. Any variations shall require Board of Public Works approval under separate conditions. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in accordance with Sections 7.05 and 7.06 of the Los Angeles Municipal Code, and approved before the end of such period. The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act. The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost energy conservation service will be provided to the subdivider upon Advisory Agency determination that based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file (Case No. ENV-2018-7453-CE), the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, 15332 Class 32, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.6 of the California Environmental Quality Act apply. The following circumstances, significant effects or unusual circumstances, are consistent with the applicable general plan policies and all applicable resources applies.

(b) The proposed development occurs within city limits on a project site of no more than five

(c) acres of subject site has no value as habitat for endangered rare or threatened species;

(d) Approval of the project would not result in any significant effects on riparian waterways served by all required utilities or wastewater services.

The project is the subdivision of five (5) lots into 10 lots for the construction, use, and maintenance of seven (7) existing dwelling units and 13 new dwelling units. The proposed project also includes the removal of seven (7) of the 21 existing non-Protected Trees on-site. As a subdivision, and a project with no other characteristics, it has an official designation for the Official Use Residential. As shown in the case file, the project is consistent with the applicable Northeast Los Angeles Community Plan designation and policies and all applicable zoning designations and regulations. The subject site is wholly within the City of Los Angeles, on a site that is approximately 1.81 acres. Lots adjacent to the subject site are developed with mainly low- to medium-density residential uses. The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. There are no Protected Trees on the site, as identified in the Tree Report prepared by John Oblinger, ISA Certified Arborist WF-6820-A on October 18, 2018. The report did identify 13 non-Protected Significant Trees on-site. Seven (7) of these Significant Trees are proposed to be removed from the subject site; they will be replaced with seven (7) 24-inch box trees. The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles's stormwater discharge, sedimentation, erosion control, and Best Management Practices for Stormwater runoff required to be installed for projects with protected exempt storm discharges on a private waterway. Furthermore, the project does not exceed local thresholds. (d) The project is not a traffic study and the same type of analysis used in the same type of analysis was used in the same type of analysis. The project poses the subdivision of the subject site into ten (10) lots based on the current lot size and the number of reasonable dwelling units, consisting of area 2040-CABall and 2040-Significant Development Criteria. The criteria developed with single-family dwellings and multifamily dwellings and a mix of operational and recreational uses. The project is similar in size and scope to other projects that have been adequately analyzed by local agencies and services. Even if the project were to be developed as a single unit, it has been approved by the city and is consistent with the city's plan for development. Thus, there may lead to a significant effect on the environment. Additionally, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The project site is located about 20 miles east of this State Scenic Highway. Therefore, the subject site will not create any impacts within a designated as a state scenic highway. Furthermore, according to Envirostor, the State of

The Land Use Element of the General Plan consists of the 35 Community Plans within the City of Los Angeles. The project site is located within the Northeast Los Angeles Community Plan, which establishes goals, objectives, and policies for future developments at a neighborhood level. Additionally, through the Land Use Map, the Community Plan designates parcels with a land use designation and zone. The Land Use Element's further land uses are pursuant to Article 9 of the Municipal Code to LAMC. The zoning regulations that must be designed and performed with, the maximum permitted density or other subdivision elements of the parcel as well as including the existing building and existing the parcel Park Specific Standards established pursuant to LAMC Section 17.05 B. The project site is located within the Northeast Los Angeles Community Plan, which designates the site with a Low Medium Land use designation. The land use designation lists the R2, RD3, and RD4 Zones as the corresponding zones. The Project Site is zoned R2-1, which is consistent with the land use designation. It is also located within the Metropolitan General Plan B, a Vesting Certificate Plan with most all provisions for One-Pass Review process for all plans and surveyor or registered professional engineer health and safety and environmental planning the boundaries of the project site as well as improvements related to fences, public works use and public contours for hillside projects so each development consistent with the applicable and permit standards and improvements development will be analyzed through the vesting plan approval and compliance number, process the design side has approximately 78,842 square feet of the area and board and engineer, as well as the opportunity for information of 30 dwelling units and 15 lots.

as required by LAMC Section 17.06 B. The Vesting
Tentative Tract Map was prepared by
Richard E. Doss, Registered Civil Engineer 48987.

[illegible]

(d)

- building permit, the project would be required to comply with conditions herein and applicable requirements of the LAMC. As conditioned, the proposed tract map is physically suitable for the proposed density of the development.
- (e) PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR DESTRUCTION OF AN IRREPLACEABLE OR EXISTING SINGLE-FAMILY DWELLING AND ONE (1) DUPLEX FOR A TOTAL OF SEVEN (7) EXISTING DWELLING UNITS. THERE ARE NO PROTECTED TREES ON THE SITE, AS IDENTIFIED IN THE TREE LETTER PREPARED BY JOHN OBLINGER ON OCTOBER 18, 2018. THERE ARE A TOTAL OF 21 TREES ON-SITE, 13 OF WHICH ARE CONSIDERED SIGNIFICANT TREES PURSUANT TO THE MOUNT WASHINGTON-GLASSSELL PARK SPECIFIC PLAN. SEVEN (7) TREES ARE PROPOSED FOR REMOVAL AND WILL BE REPLACED AT A RATIO OF ONE (1) NEW TREE FOR EACH TREE REMOVED. NEITHER THE PROPOSED SITE NOR DEVELOPMENT ARE AREA PROTECTED OR CAUSE SUBSTANTIAL DAMAGE TO PUBLIC WILDLIFE. PROPOSED IMPROVEMENTS DO NOT CAUSE PUBLIC HEALTH OR ENVIRONMENTAL CONCERNS AND THERE IS NOT, AND IMPROVEMENT OF THE PROPOSED SUBDIVISION. THE DEVELOPMENT IS REQUIRED TO BE CONNECTED TO THE CITY'S SANITARY SEWER SYSTEM, WHERE THE SEWAGE WILL BE DIRECTED TO THE LA HYPERION TREATMENT PLANT, WHICH HAS BEEN UPGRADED TO MEET STATEWIDE OCEAN DISCHARGE STANDARDS. THE BUREAU OF ENGINEERING HAS REPORTED THAT THE PROPOSED SUBDIVISION DOES NOT VIOLATE AND THE PROPOSED CULVERT IMPROVEMENTS BECAUSE THE SUBDIVISION WILL BE CONNECTED TO THE PUBLIC ACQUIRED SEWER SYSTEM AND WILL HAVE ONLY A MINOR INCREMENTAL IMPACT ON THE QUALITY OF THE RECEIVING OF RECEIVING WATER QUALITY. THE PROJECT SITE HAS A MINIMUM OF 20 FEET OF FRONTAGE ALONG CARLYLE PLACE AND CAZADOR DRIVE, WHICH ARE PUBLIC STREETS. THE PROJECT SITE CONSISTS OF FOUR (4) PARCELS IDENTIFIED AS LOTS NO. FR57 (ARB 3, 4, AND 5), FR58 (ARB 5), AND LOT 59 (ARB 1) OF TRACT 3579 AND IS IDENTIFIED BY THE ASSESSOR PARCEL NUMBERS 5456-007-022, 5456-007-027, 5456-008-030, AND 5456-008-033. WHILE THE PROJECT WILL PROVIDE A PRIVATE EASEMENT, THE DESIGN OF THE SUBDIVISION PURPOSES PROPOSED IMPROVEMENTS HEREIN DO NOT CONFLICT WITH ANY EXISTING EASEMENTS OR PUBLIC EASEMENTS FOR ACCESS THROUGH OR USE OF THE PROPERTY WITHIN THE PROPOSED SUBDIVISIONS IDENTIFIED ON THE SITE MAP. NECESSARY EASEMENTS FOR ACCESS WILL BE ACQUIRED BY THE CHASSIN TO THE RESTORATION OF THE PROPOSED TRACT DURING PROGRESS OF THE SEASONAL SUBDIVISION. (AR) BEARING OR COOLING OPPORTUNITIES IN THE
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proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and environmental assessment and air treatment cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect and the intent of the map was taken into consideration the maximizing of the north/south orientation. The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities. In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans, planting of trees for shade purposes and

ADJUSTMENT OF LOT WIDTH

- 17.05 (i) ~~that while site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless~~ ~~considerable property (d) (5) irregular~~ ~~hillside lots located on the interior of a cul-de-sac. One (1) of the five (5) lots extends from the interior of the cul-de-sac on Carlyle Place through to Cazador Drive at the east end of the lot. The four (4) remaining lots are only accessible via Carlyle Place. The project proposes to subdivide the existing five (5) lots into 10 lots, three (3) of which would be accessed via Cazador Drive and seven (7) of which would be accessed via Carlyle Place. The lots total 78,842 square-feet. The site is zoned R2-1 and is designated for Low Medium I Residential land uses within the Northeast Los Angeles Community Plan area and is also located within the Mount Washington-Glassell Park Specific Plan. The intent of the minimum lot width requirement is to ensure that properties within a particular zone contain enough space to accommodate the lot width regulation and the elevation limited adjacent to the adjacent properties. and the maximum lot depth allowed and adjacent lots would be proposed in width and 26 feet in depth and provide a view and an open hillside terrain that creates a unique and interesting lot zone. There is no construction proposed and no other deviation, allowed 41 feet in lot width for the buildings. Any site that would be subdivided into lots and is consistent with the land use design and the provisions of the Low Medium I Residential (LAMC) Section 12.09 C 4, therefore, the requested adjustment would allow 41 feet in lot width for Lot 10 in lieu of the 50 feet in lot width required in the R2-1 Zone (an approximate adjustment of 18 percent). Currently, the lot width falls short by nine (9) feet.~~

(K)

dwelling units. The proposed project will help achieve the objectives of the Community Plan by maintaining the Low Medium I Residential character of the neighborhood.

Approval of Proposed Lot 10 ensures that existing dwelling units are retained and that the impact to current tenants is lessened. It also allows for more housing across the entirety of the subdivision without approaching the maximum allowable amount of dwelling units. As conditioned, the project conforms to the purpose, intent, and provisions of the General Plan and Community Plan.

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract No. VTT-82416.

VINCENT P. BERTONI, AICP
Advisory Agency



Kevin Golden
Deputy Advisory Agency

KG:DL:NS:DL

Note:

If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission or Area Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

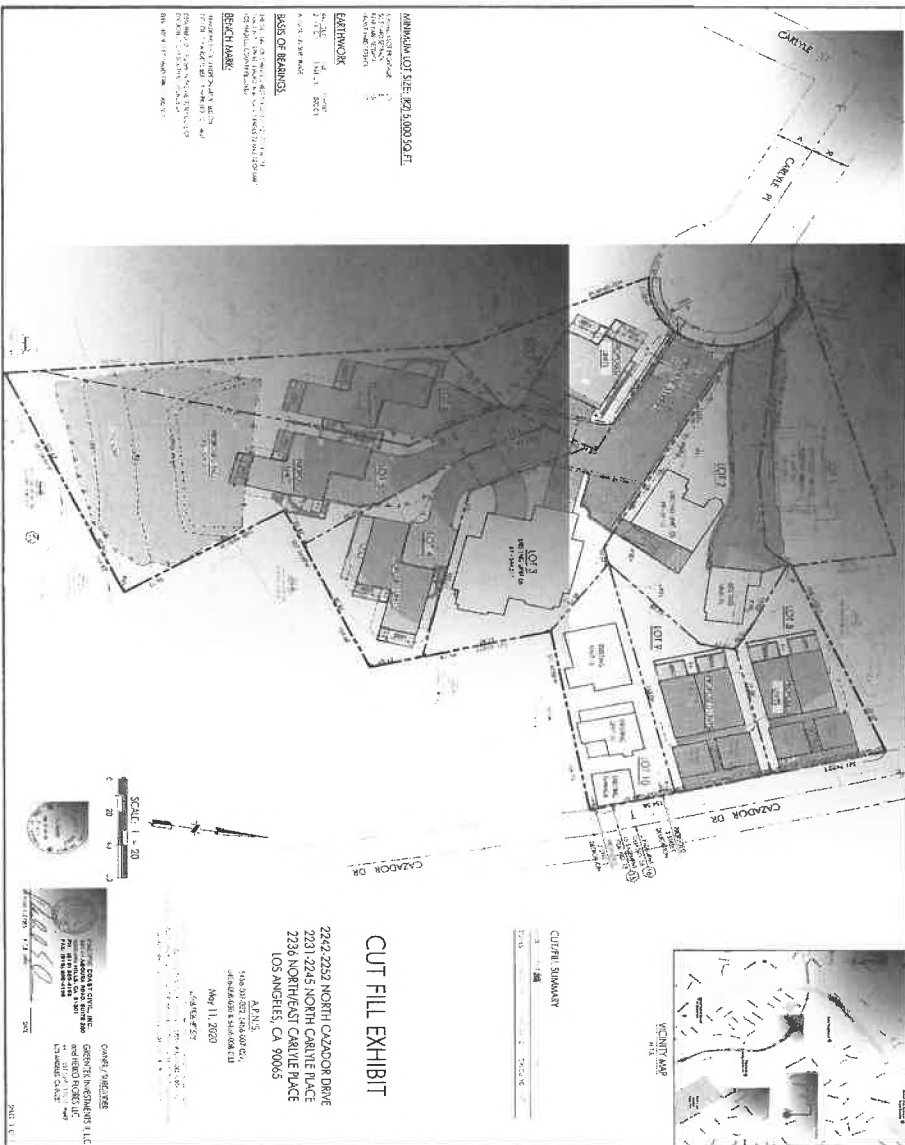
| | | |
|---|---|---|
| Figueroa Plaza 201 North Figueroa Street, 4th Floor Los Angeles, CA 90012 (213) 482-7077 | Marvin Braude San Fernando Valley Constituent Service Center 6262 Van Nuys Boulevard, Room 251 Van Nuys, CA 91401 (818) 374-5050 | West Los Angeles Development Services Center 1828 Sawtelle Boulevard, 2nd Floor Los Angeles, CA 90025 (310) 231-2912 |
|---|---|---|

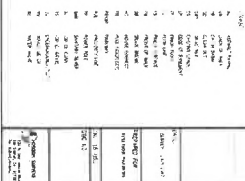
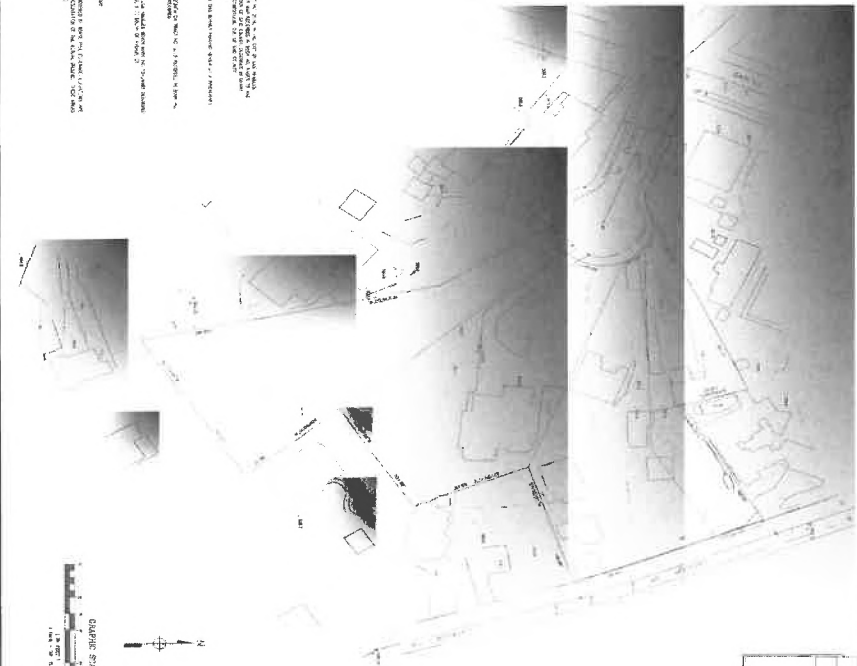
Forms are also available on-line at <http://planning.lacity.org>

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

If you have any questions, please call Development Services Center staff at (213) 482-7077 or (818) 374-5050 or (310) 231-2901.







Abstract. The authors have developed a new method for the determination of the concentration of the active component in the solution of the active component in the presence of the inactive component. The method is based on the use of the active component in the form of a complex with a metal ion. The complex is formed by the active component and a metal ion in the presence of a complexing agent. The complex is then determined by a colorimetric method. The method is applicable to the determination of the concentration of the active component in the solution of the active component in the presence of the inactive component. The method is simple, rapid, and accurate. The method is applicable to the determination of the concentration of the active component in the solution of the active component in the presence of the inactive component. The method is simple, rapid, and accurate.

| | | |
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| COUNTY CLERK'S USE TRANSMIT TAL - 6 | CITY OF LOS ANGELES OFFICE OF THE CITY CLERK CAREER DEVELOPMENT CENTER 100 N. GARDEN STREET, 10TH FLOOR LOS ANGELES, CA 90012-1006 | BPW - 2025 - 0343 |
| NOTICE OF EXEMPTION | | |
| <p>Pursuant to Public Resources Code § 21167(d) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the project is exempt from CEQA. Failure to rely on an exemption from CEQA may result in the project being extended to 180 days.</p> | | |
| City of Los Angeles (Department of City Planning) TITLE: _____ PROJECT LOCATION (Street Address and Cross Streets): 2231-2245 North Carlyle Place, 2246 North East Carlyle Place Description: (b) lots into 10 lots and adjustment to reduce area less than 20 percent. The proposed project also includes the removal of four (4) Protected Trees. | | SCB 2025030 NUMBER 18- 7453-CE COUNCIL DISTRICT <input type="checkbox"/> Additional pages attached |
| NAME OF APPLICANT / OWNER: Greentek Investments II LLC and Heiko Flores LLC CONTACT PERSON (if different from Branch/Owner above): Zacharias | | |
| STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.) <input type="checkbox"/> STATUTORY EXEMPTION(S) STATE CEQA STATUTE & GUIDELINES Public Resources Code Section(s) _____ <input checked="" type="checkbox"/> CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33) <input type="checkbox"/> OTHER BASIS FOR EXEMPTION (e.g., CEQA Guidelines Section 15327 or (b)(4) or Section 15378(b)) 15332 | | |
| JUSTIFICATION FOR PROJECT EXEMPTION: Class 33, in-fill development characterized as in-fill development meeting the conditions described in this section. <input checked="" type="checkbox"/> None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project. <input type="checkbox"/> The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification. | | |
| IF FILED BY APPLICANT ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT. | | |
| SIGNATURE of the applicant, the identity of the person making the project. Linda Lourens 25 City Planner APPROVED Vesting Tentative Clerk Agency Record Rev. 1-30-2025 | | |

DEPARTMENT
OF
CITY PLANNING
(213) 978-
CITY PLANNING
COMMISSION
MONITOR
LAW OFFICE
MICHAEL R.
NEWHOUSE
MARGARET
CABILDO
CAROLINE
CHOE
MARINA
MARK
SALIM LAM
ELIZABETH
ZAMORA

CITY OF LOS ANGELES



KAREN
BASS

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90012-4401
BERNARD
KEVIN J.
KEENE, AICP
DIRECTOR
SHANA M.M.
BONSTEIN
HAYDEN
URIBE LOPEZ
ARTURO
VARELA, AICP
LISAKA
WELBY, AICP
DIRECTOR

REVISED JUSTIFICATION FOR PROJECT CASE EXEMPTION 2018-7453-CE

The Planning Department determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Categorically Exempt under Section 15.060(2) of the Guidelines. The project is developed on an infill site and meets the following criteria:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations;
 - (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
 - (c) The project site does not contain any rare or threatened plants and animals or species;
- The proposed development will not result in any of the following: a substantial increase in the number of dwelling units, the construction of new dwelling units, or the removal of four (4) or the eight (8) Protected Trees that exist on-site. As a subdivision, and a project is characterized as a full development, the project is characterized as a full development. Residential. As shown in the case file, the project is consistent with the applicable Northeast Los Angeles Community Plan designation and policies and all applicable zoning designations and regulations. The subject site is wholly within the City of Los Angeles, on a site that is approximately 1.81 acres. Lots adjacent to the subject site are developed with mainly low- to medium-density residential uses. The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. As identified in the Tree Report prepared by John K. Innes, ASLA, ISA Landscape Architect on August 8, 2024, there are eight (8) existing Protected Trees and Shrubs that exist on-site. There are five (5) California black walnuts, two (2) Coast live oaks, and one (1) Toyon shrub. Four (4) of the Protected Trees are proposed for removal (three (3) protected black walnut trees and one (1)

protected live oak tree), and are proposed to be replaced at a 4:1 ratio. The previous Tree Report prepared by John K. Innes on February 13, 2024, identified five (5) existing Protected Trees and Shrubs that exist on site and two Protected Trees were proposed for removal with a 4:1 tree replacement ratio. The new August 8, 2024, Tree Report stamped by the Urban Forestry Division on February 20, 2025, supersedes the Tree Report prepared by John K. Innes on February 13, 2024, and stamped by the Urban Forestry Division on April 29, 2024. As identified in the previous Tree Report prepared by John Oblinger, ISA Certified Arborist WE-6820-A on October 18, 2018, there are also 13 non-Protected Significant Trees (pursuant to the Mt. Washington-Glassell Park Specific Plan) on-site. Seven (7) of these Significant Trees are proposed to be removed from the subject site; they will be replaced with seven (7) 24-inch box trees. The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, wastewater discharge, dewatering, stormwater management, and Best Management Practices for landscape irrigation. These RCMs the City is required to consider the potential adverse significant impacts on environmental resources. Therefore, the cumulative impacts; (b) significant effects, as seen in the Criteria listed below, may occur if the project does not implement measures to avoid, minimize or compensate for adverse effects. The project proposes the subdivision of the subject site into ten lots based on CUE Mod Block CHB5, used as a planning tool for 20 dwelling units per acre, resulting in a total area of 20 acres, and surveying adjacent parcels to determine if they can be combined with the subject site. All adjacent lots are currently vacant and have been established as single-family residential. If the subject site is of a similar size and uses to nearby properties, it will be adequately served by all city services such as police, fire, and size will comply with the minimum lot size requirements. The project has been previously reviewed by the Planning Department and meets all of the Criteria listed above. Therefore, the project meets all of the Criteria and will not lead to a significant effect on the environment. Additionally, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The project site is located about 20 miles east of this State Scenic Highway. Therefore, the subject site will not create any impacts within a designated state scenic highway. Furthermore, according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site nor any site in the vicinity, is identified as a hazardous waste site. The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the site as a historic resource. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.