



McKinley & Associates (818) 240-1358

Arborist Report

2170-2172 Stanley Hills Drive
Los Angeles, California

Prepared for:

Stanley Family Residence LLC
11693 San Vincente Blvd. #366
Los Angeles, CA 90049

Prepared by:

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Inspection Date: June 18, 2024

Arborists and Environmental Consultants

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McKinley & Associates (818) 240-1358

August 14, 2024

Stanley Family Residence LLC
11693 San Vincente Blvd. #366
Los Angeles, CA 90049

Dear Stanley Family Residence LLC:

RE: **ARBORIST REPORT** – 2170-2172 Stanley Hills Drive, Los Angeles, California
Proposed Lot Line Adjustment; Construction of 2 New Single Family Homes
City of Los Angeles Tree Ordinance No. 186873

PROJECT LOCATION

The subject property is located in a single family home hillside residential area in the Laurel Canyon area in the City of Los Angeles. The property is near the intersection of Wyndham Road and Stanley Hills Drive. The property is on the east side of Stanley Hills Drive. From downtown Los Angeles take the Hollywood 101 Freeway north to the 134 Freeway Interchange. Merge left and proceed west onto the Ventura 101 Freeway. Continue west on the Ventura 101 Freeway until you reach Laurel Canyon Blvd. Exit at Laurel Canyon Blvd. and proceed south on Laurel Canyon Blvd. Continue south on Laurel Canyon Blvd. until you reach Lookout Mountain Avenue. Turn right onto Lookout Mountain Avenue and immediately left onto Stanley Hills Drive. Follow Stanley Hills Drive uphill, past Wyndham Road. The subject property will be on the left or east side of Stanley Hills Drive. Refer to the attached photos and for site access (See Thomas Guide, Page 592, J-3).

BACKGROUND

This Arborist Report pertains to the lot line adjustment of 2 existing hillside lots. The total square footage of each of the new lots will be 5,624.93 Square Feet. The total square footage of both lots is 11,249.85 square feet. The total first floor square footage of each of the new single family homes will be 1,170 square feet. There is an existing structure on the lots. The site plan indicates that there will be 2 new parcels or lots and that there will be 2 new single family homes with pool and spas constructed on each lot. The hillside area east of the pool and spa areas will not be disturbed. The existing, protected, mature Coast Live Oak trees will not be disturbed. There are 4 significant, non-protected trees which will require removal. There is one City Street Tree which will be preserved.

EXECUTIVE SUMMARY

All the Coast Live Oak trees will be preserved. The hillside area where the Oaks are located will not be disturbed. There are 4 significant, non-protected trees which will be removed. There is one City Street Tree which will be preserved. The significant trees will be replaced with 4-24 inch-box size replacement trees on the site. The Tree Preservation Section will discuss tree protection during construction at the end of this report.

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Applicant: Stanley Family Residence LLC

Proposed Activity: Lot Line Adjustment; Construction of 2 New Homes

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2. Matrix, Protected Trees – Page 2
 - A. Form (Tree Number corresponding to the number on the tree location map, species of tree and size)
 - B. Physical condition
 - C. Recommended treatment
 - D. Rating: Tree vigor is rated alphabetically (Example: a. Excellent, b. Good, c. Fair, d. Poor, e. Nearly Dead, f. Dead).
3. Matrix, Protected Tree Removals – Page 3
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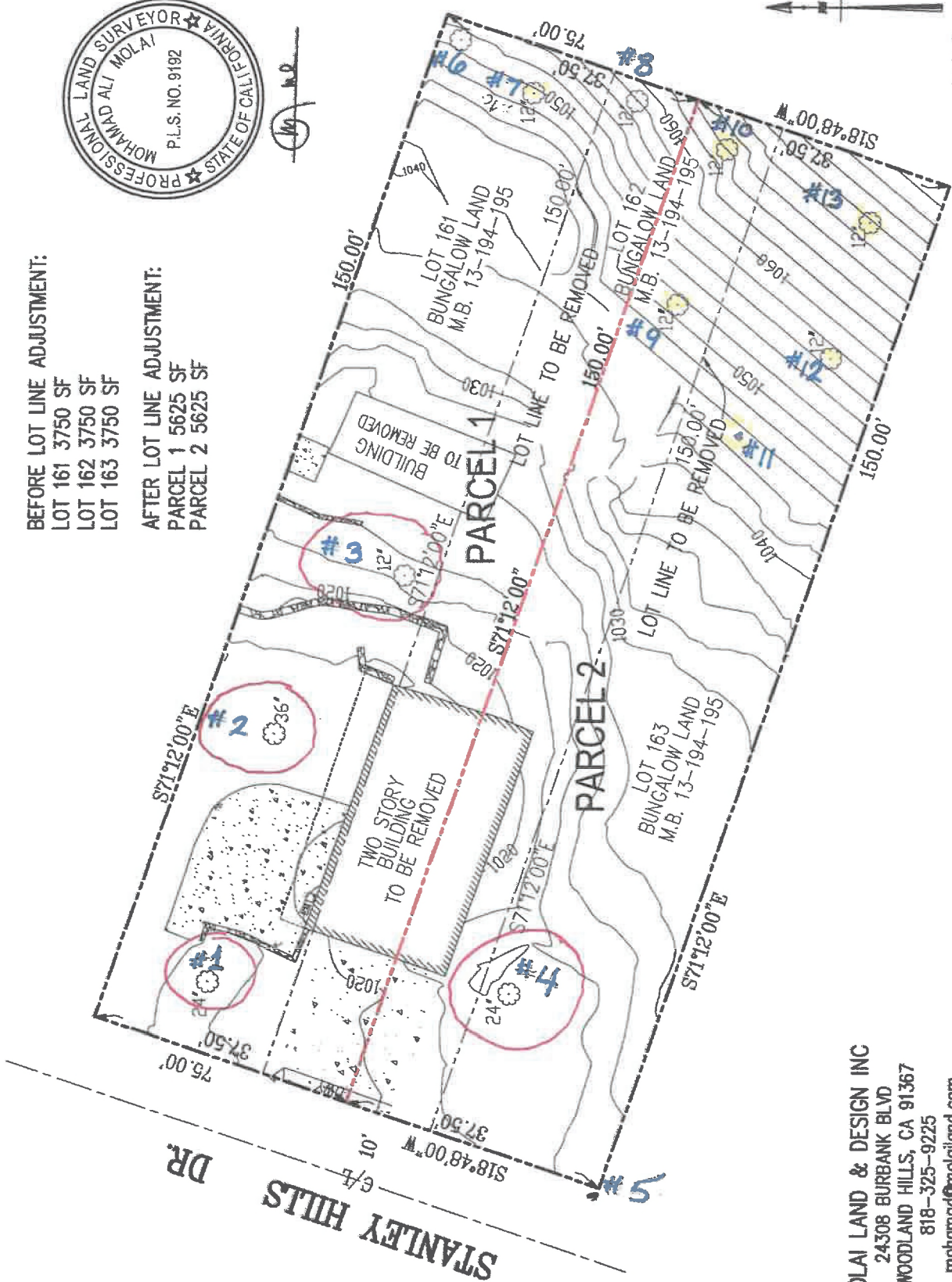
EXHIBIT B

BEFORE LOT LINE ADJUSTMENT:

LOT 161 3750 SF
LOT 162 3750 SF
LOT 163 3750 SF

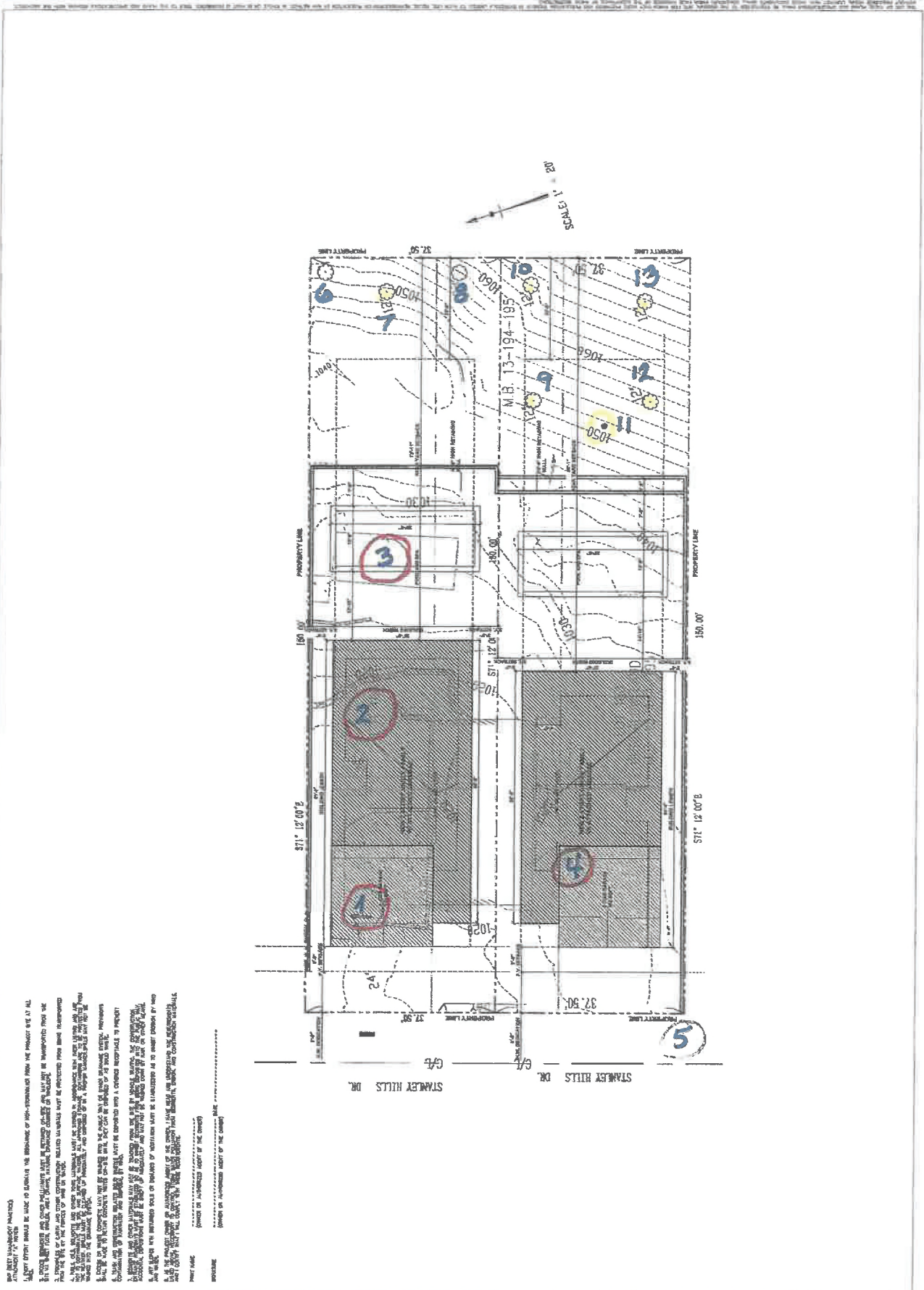
AFTER LOT LINE ADJUSTMENT:

PARCEL 1 5625 SF
PARCEL 2 5625 SF



MOLAI LAND & DESIGN INC
24308 BURBANK BLVD
WOODLAND HILLS, CA 91367
818-325-9225
mohammad@molailand.com

PROJECT TITLE: PARCEL "182" SITE PLAN		OWNER AND PROJECT ADDRESS: ROUSSEAU ZAVARNIAHSHI 2170 STANLEY HILLS LOS ANGELES CA 90046		ARCHITECT: FARZIN MALY 1209 SANTA MONICA BLVD. LOS ANGELES CA 90025 PH: 818 770 0161 Email: farzinmaly@gmail.com		DATE: 08/07/19		DATE: 08/07/19		DATE: 08/07/19	
DATE: 08/07/19		DATE: 08/07/19		DATE: 08/07/19		DATE: 08/07/19		DATE: 08/07/19		DATE: 08/07/19	
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Tree List & Descriptions

2170-2172 Stanley Hills Drive, Los Angeles

Tree #1 is a *Sequoia sempervirens* or Coast Redwood. The tree measures 8,5,9,15,19 inches in diameter at D.B.H. (Diameter Breast Height) or 4.5 feet above the ground. The tree has a dripline which measures 14 feet from the tree trunk and it has a 28 foot spread. It is estimated to be roughly 70 feet tall. The tree is located northwest of an existing 2-story building on the site. It is a multi-trunk tree. There are epicormics at the base. The crown is raised. The foliage size and color appear normal. The crown density is normal. The tree is in good health and condition. Rating: B

Tree #2 is a *Pinus canariensis* or Canary Island Pine. The tree measures 32 inches in diameter at D.B.H. The tree has a dripline which measures 12 feet from the tree trunk and it has a 24 foot spread. It is estimated to be roughly 70 feet tall. The tree is located east of Tree #1 and north of the existing 2-story building. The crown has been pruned and raised. It is balanced. The foliage size and color appear normal. The density is normal. The tree is in above average health and condition. Rating: B-

Tree #3 is a *Jacaranda acutifolia* or Jacaranda. The tree measures 2,2,2,5,10 inches in diameter at D.B.H. The tree has a dripline which measures 15 feet from the tree south side of the trunk and it has a 22 foot spread. It is estimated to be roughly 30 feet tall. The tree is located east of the northeast corner of the existing 2-story building. It is a multi-trunk tree. There are epicormics. The crown has been pruned and raised. It is unbalanced. The foliage size and color appear normal. The crown density is fair. The tree is in slightly below average condition. Rating: C-

Tree #4 is a *Ulmus parvifolia* or Chinese Elm. The tree measures 10,17 inches in diameter at D.B.H. The tree has a dripline which measures 18 feet from the trunk and it has a 18 foot spread. It is estimated to be roughly 30 feet tall. The tree is located south of the southwest corner of the existing 2-story building. It is a multi-trunk tree. The crown has been pruned and raised. The area around the tree has been disturbed. The roots have been cut near the trunk. The trunks are fused together. There is included bark tissue. The foliage size and color appear normal. The crown density is normal. The tree is in slightly below average health and condition. Rating: C-

Tree #5 is a *Pinus canariensis* or Canary Island Pine. The tree measures 26 inches in diameter at D.B.H. The tree has a dripline which measures 17 feet from the tree trunk and it has a 34 foot spread. It is estimated to be roughly 70 feet tall. The tree is located at the street curb at the southern boundary of the subject property. It appears to be a City Street Tree. The crown has been pruned and raised. It is balanced. The foliage size and color appear normal. The density is normal. The tree is in above average health and condition. Rating: B-

Tree #6 is a *Pittosporum undulatum* or Victorian Box. The tree measures 8 inches in diameter at D.B.H. The tree has a dripline which measures 10 feet from the tree trunk and it has a 20 foot spread. It is estimated to be roughly 40 feet tall. The tree is located on an uphill slope near the northeast boundary of the subject property. Jade Plant and Poison Oak surround the tree. The crown has been pruned and raised. It is balanced. The foliage size and color appear normal. The density is fair. The tree is in slightly below average health and condition. Rating: C-



Tree #7 is a Quercus agrifolia or Coast Live Oak. The tree measures 20 inches in diameter at D.B.H. The tree has a dripline which measures 20 feet south from the tree trunk and it has a 35 foot spread. It is estimated to be roughly 40 feet tall. The tree is located downhill, southwest of Tree #6 on a Poison Oak covered slope. The crown has been pruned and raised. The tree leans slightly south. It is unbalanced. It is crowded by other trees. The foliage size and color appear normal. The density is normal. The tree is in below average health and condition. Rating: B-

Tree #8 is a Pittosporum undulatum or Victorian Box. The tree measures 10 inches in diameter at D.B.H. The tree has a dripline which measures 12 feet from the tree trunk and it has a 24 foot spread. It is estimated to be roughly 40 feet tall. The tree is located uphill, southeast of Tree #7 on a Poison Oak covered slope. The crown has been pruned and raised. It is balanced. The foliage size and color appear normal. The density is fair. The tree is in slightly below average health and condition. Rating: C-

Tree #9 is a Quercus agrifolia or Coast Live Oak. The tree measures 12 inches in diameter at D.B.H. The tree has a dripline which measures 12 feet from the tree trunk and it has a 24 foot spread. It is estimated to be roughly 30 feet tall. The tree is located downhill, southwest of Tree #8 on a Poison Oak covered slope. The crown has been pruned and raised. The tree is balanced. It is crowded by other trees. The foliage size and color appear normal. The density is normal. The tree is in below average health and condition. Rating: B-

Tree #10 is a Quercus agrifolia or Coast Live Oak. The tree measures 12 inches in diameter at D.B.H. The tree has a dripline which measures 12 feet from the tree trunk and it has a 24 foot spread. It is estimated to be roughly 30 feet tall. The tree is located uphill, east of Tree #9 on a Poison Oak covered slope. The crown has been pruned and raised. The tree is balanced. It is crowded by other trees. The foliage size and color appear normal. The density is normal. The tree is in below average health and condition. Rating: B-

Tree #11 is a Quercus agrifolia or Coast Live Oak. The tree measures 2,6 inches in diameter at D.B.H. The tree has a dripline which measures 10 feet from the tree trunk and it has a 20 foot spread. It is estimated to be roughly 15 feet tall. The tree is located downhill, southwest of Tree #9 on a Poison Oak covered slope. The crown has been pruned and raised. The tree is balanced. It is crowded by other trees. The foliage size and color appear normal. The density is normal. The tree is in slightly above average health and condition. Rating: C+

Tree #12 is a Quercus agrifolia or Coast Live Oak. The tree measures 12 inches in diameter at D.B.H. The tree has a dripline which measures 15 feet from the tree trunk and it has a 30 foot spread. It is estimated to be roughly 15 feet tall. The tree is located uphill, southeast of Tree #11 on a Poison Oak covered slope. The crown has been pruned and raised. The tree is balanced. It is crowded by other trees. The foliage size and color appear normal. The density is normal. The tree is in good health and condition. Rating: B

Tree #13 is a Quercus agrifolia or Coast Live Oak. The tree measures 12 inches in diameter at D.B.H. The tree has a dripline which measures 12 feet from the tree trunk and it has a 24 foot spread. It is estimated to be roughly 35 feet tall. The tree is located uphill, northeast of Tree #12 on a Poison Oak covered slope. The crown has been pruned and raised. The tree is balanced. It is crowded by other trees. The foliage size and color appear normal. The density is normal. The tree is in below average health and condition. Rating: B-



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TREE PRESERVATION PLAN
2170-2172 Stanley Hills Drive, Los Angeles
City of Los Angeles Ordinance No. 186873

Recommendation

The following steps are recommended for tree preservation and tree mitigation:

A. Control of Diseases and Pests

Trees are largely affected by their environment. Competition with nearby trees and vegetation for water, nutrients, sunlight, space, drought, flooding, drainage, grading, soil compaction, root damage, limb failure, excessive pruning, etc. are just some of the factors which can impact the health of a tree. When trees are stressed due to environmental influences, their natural defenses are weakened. Trees can produce chemical odors when stressed which have been documented to attract insects. Stressed trees are also a suitable host for root fungi infection such as Armillaria sp. or Oak Root Fungus. Unsupervised construction activity can lead to soil compaction and poor drainage, which can cause an infection of Phytophthora sp. Root Rot. Oak Root Fungus, if identified in its early stages can be controlled by performing a root crown excavation and exposing the buttress roots to sunlight and by avoiding watering the last 10 feet of the tree. Phytophthora Root Rot can be controlled chemically through the use of Subdue® and similar soil drenches. Aerifying the soil and adjusting and minimizing excess irrigation is also beneficial.

B. Protection of Trees During Grading and Construction

Grading will be necessary. Heavy equipment may still be operating on this site. It is essential that care be taken during demolition and construction to protect all tree parts including but not limited to roots, bark, trunk, branches and leaves of trees to be preserved. It will be necessary to install orange protective fencing at the dripline of the Oak trees and the Street Tree prior to submitting this report. Dripline shall be defined as the point where the branches terminate. Photographs of the tree protection fencing must be included with this report. Any work within the dripline must be performed by hand under the supervision of a Certified Arborist.

C. Method and Frequency of Pruning

All trees have the potential to grow beyond their ability to support themselves and a trunk, limb or branch may fail or break, if the tree is not pruned to provide weight reduction and thinned to reduce wind resistance. Trees, which are near high traffic areas with the potential for damage to persons and property, must be maintained at a regular interval for safety. Crown thinning, dead wood removal and removal of crossing, rubbing branches and weak branch attachments and structural pruning should be performed where possible during the proper season. Deciduous trees such as California Sycamore should be pruned in the winter when they are dormant. Native, evergreen Oak trees such as Coast Live Oak should be pruned in hot, dry summer weather. The new foliage produced after pruning is less likely to become infected with powdery mildew.

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D. Special Instructions on Watering

Native trees have the ability to withstand drought in their natural environment and will generally not require additional watering. Native trees on improved, developed sites can be negatively impacted from over-watering. It is important to avoid watering the trunk and the last six feet of all trees to be preserved especially all native trees. Excessive moisture and watering this area can lead to Oak Root Fungus or Phytophthora Root Rot. Placing a soaker hose at the dripline of the tree to be preserved and applying water over a 24 hour period, one time per month, during the months of June through November and during periods of heat and drought can help reduce stress.

E. Grading Restrictions Near the Drip Line

Grading, adding or removing of soil is never recommended within the root zone of a tree targeted for preservation. All grading activity should take place outside the drip line of all trees to be preserved. Adding soil depletes oxygen and can create poor drainage and excessive moisture problems for the tree. This can lead to Oak Root Fungus and or Phytophthora Root Rot. Removing soil in this critical area promotes root cutting and or exposure and threatens the potential stability of the trees targeted for preservation. Grading around the Oaks will not be necessary on this project.

F. Tree Protection Requirements

There are 6 protected Coast Live Oaks growing on the subject property. The proposed grading and construction will not encroach within the dripline of the Oaks. There is one Street Tree identified as Tree #5 which must be preserved. The following tree protection measures should be followed:

- 1) I would recommend that a 4 foot high orange plastic tree protection fence be placed at the dripline of the Oak trees and Street Tree. Photographs should be taken and must be included at the end of this Arborist Report. The placement of the tree protection fencing should be inspected by a Certified Arborist prior to the commencement of construction.
- 2) Tree protection fencing around the trees must be maintained in an upright position throughout the construction period. All work within the dripline of the remaining trees must be performed using hand tools. No tractors, backhoes, bobcats or other vehicles should be permitted to work within the tree driplines.
- 3) Prohibit dumping of all paints, solvents, stucco, cement, concrete, mortar, excess soil and other foreign materials within the dripline of the trees to be preserved.
- 4) Grading (cutting or adding soil), storage of vehicles and building materials within the dripline of the trees to be preserved should be avoided.
- 5) Minimize trenching or continuous digging for utilities, plumbing or electrical or footings and foundations within the dripline of the Oak tree to be preserved. Excavation within the driplines must be hand-dug and minimize cutting of large roots two inches diameter and larger.



F. Tree Protection Requirements-Continued

- 6) Tree Roots, which are encountered during excavation, should be avoided if possible. Roots, which are cut, torn or damaged, must be pruned back to the side of the excavation with a clean, sharp pruning tool. Root ends must be kept moist. Where possible cover the root ends with moist burlap or cloth until back-fill can occur. Water exposed root ends 2 to 3 times per day until back-fill can occur to prevent the root ends from drying out.
- 7) Pruning of tree branches should be done under the supervision of a Certified Arborist. Dead, broken limbs and branches should be removed. Tree pruning must conform to Best Management Practices and ANSI A-300 Pruning Standards.
- 8) Timing of pruning is very important. It is important to know the pruning requirements of your trees. Native Coast Live Oaks should be pruned in hot, dry, Summer weather in order to avoid Powdery Mildew infection on the new growth. Pruning the trees at the correct time of year prevents disease and insect infestation.
- 9) Adjust future irrigation so as not to water tree the trunk of the Oak trees. Irrigation can be applied near the dripline of the Oaks but is not necessary. The use of Mediterranean and California Native shrubs such as Toyon, Lemonade Berry, Sugar Bush, Ceanothus, Manzanita and Ribes may be used as landscaping however since the hillside is established, landscaping around the Oaks is not recommended.
- 10) There are Native Protected Coast Live Oak trees growing on the subject property. No Protected California Sycamore, Southern California Black Walnut, California Bay, Mexican Elderberry or Toyon grow on or adjacent to the subject property and none of these protected tree/shrub species will be removed or impacted on the subject property or neighboring properties by the proposed future construction. The installation of the temporary tree protection fencing and following the tree protection plan will ensure that the impact to this Oak trees will be minor and that these Coast Live Oak trees will be preserved. A Certified Arborist should be retained to monitor all construction activity around the existing Oaks.

Summary/Conclusion

In summary, after viewing the subject property, inspecting the trees and reviewing the plans it appears that there are no Protected California Bay, California Sycamore, Southern California Black Walnut, Mexican Elderberry or Toyon growing on or adjacent to the subject property. There are 6 protected Coast Live Oak trees growing on the subject property. The orange, plastic tree protection fence should be installed at the dripline of the Oak trees prior to submitting this report. Photographs of the orange tree protection fencing must be submitted at the end of this Arborist Report. You are required to submit a 11 x 17 inch Site Plan showing the existing Oak trees in yellow. Tree #5 must



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Summary/Conclusion-Continued

Have tree protection fencing placed at the dripline of the tree. There will be 4 significant, non-protected trees removed from this site. This will require the planting of 4-24 inch-box size replacement trees on the subject property. These replacement trees must be shown on the new landscape plan. Removal of dead, broken branches of the existing trees may be necessary. If the above stated Tree Protection Plan is followed then the impact to the Oak tree and Street Tree will be minor and they will be preserved and continue to add beauty and value to the subject property for many years. A Certified Arborist should be retained to monitor all construction activity around the remaining trees.

Limitations

Information contained in this report covers only those areas that were examined and reflects the condition of those areas at the time of inspection. The inspection was limited to visual examination of accessible areas without excavation, drilling or boring. Arboriculture is not an exact science and there is much that is still to be learned about trees. The observations and recommendations provided in this report reflect the latest research, knowledge and training available through university and professional research. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees or property in question may not arise in the future.

I am an Associate Arborist with McKinley & Associates. I am a Certified Arborist and a Licensed Pest Control Adviser and am therefore considered a Tree Expert as defined in the City of Los Angeles Ordinance No. 186873. I prepared this Arborist Report as required by the City of Los Angeles.

Thank you for the opportunity to serve you and your arboricultural and horticultural needs. If you have any further questions, please feel free to contact me during the day on my business cell phone at (818) 858-5077.

Yours truly,

Dennis Gaudenti, Associate Arborist
Certified Arborist #WE-1159A
International Society of Arboriculture
Agricultural Pest Control Adviser
License #70750

William R. McKinley, President/CEO
McKinley & Associates
Arborists and Environmental Consultants

The International Society of Arboriculture

Hereby Announces That

Dennis Gaudenti

Has Earned the Credential

ISA Certified Arborist®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Caitlyn Pollitan

Caitlyn Pollitan
CEO & Executive Director

13 July 1996	30 June 2026	WE-1159A
Issue Date	Expiration Date	Certification Number

ANAB
ANSI National Accreditation Board
ACCREDITED
ISO/IEC 17024
PERSONNEL CERTIFICATION
BODY

#0847
ISA Certified Arborist





DEPARTMENT OF PESTICIDE REGULATION
LICENSING/CERTIFICATION PROGRAM

PCA

AGRICULTURAL PEST CONTROL ADVISER LICENSE



LICENSE #: 70750
Categories: ABCDEFG

EXPIRES: 12/31/2024
Issued: 1/1/2023

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9241 DORRINGTON PL
ARLETA, CA 91381



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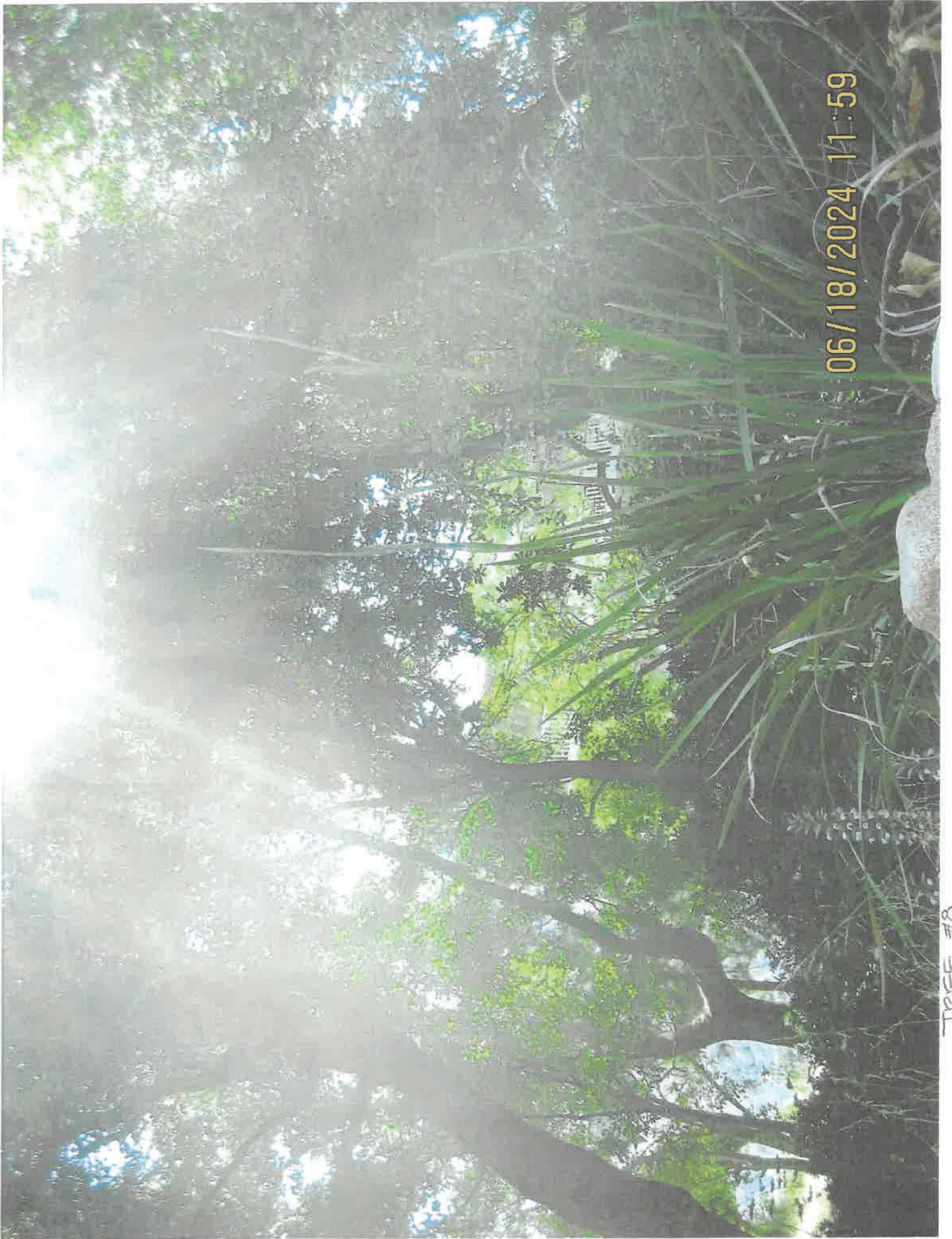




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TREE #7

DIG # 17



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TREE #8



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TREE # 10

TREE # 8



06/18/2024 12:01

TREE #10

TREE #9



06/18/2024 12:02

TREE #12

0100 21



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TREE # 12

TREE # 11



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TREE#1



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TREE #2



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TREE #3



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TREE #4



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TREE #5



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TREE #6