

Mature Tree Report

Project:

*122- Unit Mixed Use Building
FDC 4311 West Sunset
4301, 4303 and 4311 West Sunset Boulevard
4300, 4306 -4308 and 4312 - 4314 Effie Street
Los Angeles, California 90029*

Prepared for:

*Junction Gateway, LLC – 4311 West Sunset Boulevard
7551 West Sunset Boulevard, Suite 203
Los Angeles, CA 90046
(323) 883-1800*

Prepared by:

*Kay J. Greeley
Registered Landscape Architect 4035
Board Certified Master Arborist WC-1140B
284 Valley Gate Road
Simi Valley, California 93065
(805) 577-8432*

Date:

April 6, 2016

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INTRODUCTION

This mature tree report was prepared at the request of Junction Gateway, LLC. Junction Gateway proposes to construct a 122-unit mixed-use building to include residential, retail and restaurant space as well as three levels of underground parking on the combined properties located at 4301, 4303 and 4311 West Sunset Boulevard and 4300, 4306 - 4308 and 4312 - 4314 Effie Street, Los Angeles, California. Currently the property at 4300 Effie Street contains a single-family residence; 4306 – 4308 Effie Street and 4312 – 4314 Effie Street contain duplexes. The property at 4301 – 4303 W. Sunset Boulevard contains the Bates Motel; 4311 West Sunset Boulevard. contains an automotive garage.

Forty-one mature trees, defined as trees having a diameter of eight inches or greater at breast height, were found on the sites. Eleven of the 41 trees are City of Los Angeles street trees. Thirty of the mature trees on the sites and one street tree would be removed to allow for construction of the new mixed-use complex as proposed. The remaining 10 trees would be able to remain in place despite minor construction encroachments within their driplines. Other than the street trees, no protected trees were found on or adjacent to any of the properties.

The purpose of this Mature Tree Report is to document findings related to a ground-level visual analysis of the subject trees and to provide a project impact analysis, tree photographs and tree location map and to discuss a mitigation plan for the subject trees in relation to the project as proposed.

SCOPE OF WORK

The subject properties total 36,206 square feet in size. The topography slopes upward gradually from Effie Street toward Sunset Boulevard. The developer proposes to construct a four-story, 122-unit mixed-use complex that would include residential units, retail and restaurant space, and a three-level subterranean parking garage. The proposed first-floor building footprint is 26,160 square feet.

The species, trunk diameter, canopy diameter, height, health, appearance, and condition of 41 mature trees were observed and recorded on March 9, 2016 by associate Registered Consulting Arborist Ann Burroughs. The trees were tagged on their northerly

sides using round aluminum tags numbered '1' through '37' and 45' through '48', respectively.

A photograph of each tree is provided in Appendix B for general reference and record purposes. A Tree Location Map is included in Appendix C. The tree map is depicted on the proposed site plan as prepared by Killefer Flammang Architects.

All information provided by the preparer is certified to be true and correct as of the date of the field observations.

TREE CHARACTERISTICS AND SITE CONDITIONS

As noted above, 41 mature trees exist within the study area. The tree inventory included 11 species in total, as shown on Table 1 in Appendix A. Mexican fan palm is the predominant species. With the exception of the street trees, all trees of this species appear to have been self-generated. The remaining mature trees are a mix of various ornamental species that were either planted or self-generated at various times over the years. These trees range in condition from average to poor. No trees of any significance were observed. The remaining landscape consists of smaller ornamental trees, shrubs and groundcover.

The subject trees' scientific name, common name, diameter at breast height, average canopy width, overall height, health rating, appearance rating, and significant comments are summarized in Table 2 in Appendix A.

IMPACT ANALYSIS

The developer proposes to construct a new mixed-use complex. The proposed complex will consist of four stories of residential, retail and restaurant space as well as three levels of underground parking. The project as proposed would result in the removal of 30 mature trees and one street tree. The remaining 10 trees would be able to remain in place despite minor construction encroachments within their driplines. The disposition, general location and reason for the proposed encroachment or removal are summarized in Table 3 in Appendix A.

Specific comments with respect to potentially impacted trees, listed by current property address are as follows:

4306 - 4308 Effie Street

Tree #'s 1 through 6 – These six mature trees include one African fern pine, one Italian cypress, one weeping fig, one shamel ash, and two giant yucca. These trees are within the proposed footprint of the mixed-use structure and would therefore need to be removed to construct the project as proposed.

Tree #'s 9, 10 and 11 – These two mature Canary Island palm trees and one mature Mexican fan palm are street trees. Construction of a new public sidewalk would occur approximately two feet from the trunks on their southwesterly sides and construction of a new curb and gutter would occur approximately two feet from the trunks on their northeasterly sides. Due to the nature and configuration of palm roots, if the portions of the sidewalk and curb and gutter within approximately five feet of the trunks are

excavated by hand under observation by this office, impacts to the trees can be limited and they can likely be preserved with no long-term adverse impacts to their health.

4312 - 4314 Effie Street

Tree #7 and #'s 20 through 24 – These six mature trees include five Italian cypress trees and one Mexican fan palm. These trees are within the proposed footprint of the mixed-use structure and would therefore need to be removed to construct the project as proposed.

Tree #8 – This mature Canary Island palm is a street tree. It is located within the right-of-way in front of the property located immediately northwest of 4312 - 4314 Effie Street. Construction of the proposed public sidewalk would occur within the drip line of this tree and would come within approximately two feet of the tree's trunk. Due to the nature and configuration of palm roots, if the portions of the sidewalk and curb and gutter within approximately five feet of the trunks are excavated by hand under observation by this office, impacts to the tree can be limited and it can likely be preserved with no long-term adverse impacts to its health.

4300 Effie Street

Tree #'s 14 through 19 and #'s 25 through 28 – These 10 mature trees include two blue gum trees, three river red gum trees, one Chinese elm tree, and four Mexican fan palms. These trees are within the proposed footprint of the mixed-use structure and would therefore need to be removed to construct the project as proposed.

Tree #12 – This mature Canary Island palm is a street tree. Construction of the new public sidewalk would occur approximately two feet from the tree's trunk on its southwesterly side and construction of new curb and gutter would occur approximately two feet from the trunk on its northeasterly side. Due to the nature and configuration of palm roots, if the portions of the sidewalk and curb and gutter within approximately five feet of the trunks are excavated by hand under observation by this office, impacts to the tree can be limited and it can likely be preserved with no long-term adverse impacts to its health.

Tree #13 – This mature Brazilian pepper tree is a street tree. Construction of the new public sidewalk would occur approximately two feet from the tree's trunk on its southwesterly side. Construction of the new curb and gutter would occur approximately two feet from the trunk on its northeasterly side. In addition, excavation of the underground garage structure would occur within the tree's dripline. This tree would therefore need to be removed to construct the project as proposed.

4301 - 4303 West Sunset Boulevard

Tree #'s 33 through 37 – These five mature Mexican fan palm trees are within the proposed footprint of the mixed-use structure and would therefore need to be removed to construct the project as proposed.

Tree #'s 45 through 48 – These four mature Mexican fan palm trees are street trees. They are located within the right-of-way at the front and easterly sides of the property. Construction of the new public sidewalk and new curb and gutter would occur approximately one foot from the trunks on opposite sides of the trees. Due to the nature

and configuration of palm roots, if the portions of the sidewalk and curb and gutter within approximately five feet of the trunks are excavated by hand under observation by this office, impacts to the trees can be limited and they can likely be preserved with no long-term adverse impacts to their health.

4311 West Sunset Boulevard

Tree #'s 30 through 32 – These three mature Mexican fan palm trees are located within the proposed footprint of the mixed-use structure and would therefore need to be removed to construct the project as proposed.

Tree #29 – This mature Mexican fan palm tree is a street tree. Construction of the new public sidewalk would occur approximately one foot from the trunk on its northeasterly side and construction of new curb and gutter would occur approximately one foot from the trunk on its southwesterly side. Due to the nature and configuration of palm roots, if the portions of the sidewalk and curb and gutter within the tree's critical root zone are excavated by hand, impacts to the tree can be limited and it can likely be preserved with no long-term adverse impacts to its health.

The project impacts to the 41 mature trees in the immediate vicinity of the proposed construction may be summarized as follows:

Total number of protected trees listed on map (4" diameter and larger)	0
Total number of mature trees listed on map (8" diameter and larger)	41
Total number of dead trees at site	0
Total number of mature trees to be removed (not including dead trees, including mature trees where natural grade within dripline is changed)	31
Total number of mature trees to be impacted by construction (within driplines)	10
Total number of mature trees not dead, not to be removed, and/or where natural grade is unchanged	0

MITIGATION

As shown on the Tree Location Map in Appendix C, one street tree would be removed to construct the project as proposed. The City of Los Angeles requires mitigation for the approved removal of a street tree. Currently the Board of Public Works requires a 2:1 mitigation ratio for street tree removals. The removal of the one street tree would therefore require the planting of two 24-inch box-size mitigation trees within the City right-of-way.

There is sufficient planting space for two small trees within the existing right-of-way along Effie Street in between the existing palm trees that will remain. Small trees are required, as there are overhead power lines above the parkway and the expected mature canopy spread of the trees should be limited to trees that will not interfere with the trunks of the palm trees. The locations and species of the mitigation trees will be

specified by the project landscape architect in consultation with the City of Los Angeles Urban Forestry Division.

GENERAL RECOMMENDATIONS

The following general recommendations should be followed to establish and maintain a healthy cultural environment for trees. It must be understood that these recommendations apply to trees in general; specific questions should always be referred to the arborist.

WORK WITHIN THE CRITICAL ROOT ZONE

The critical root zone is an area surrounding a tree and varies by tree age, size and species. Great care must be taken when work is conducted within the critical root zone. Specifically:

Observation -- All work conducted within the critical root zone of any tree should be performed within the presence of a qualified arborist. Usually this work will also require a permit from the local government. This will help to insure that work is performed in a manner that will not harm a tree.

Notice -- Forty-eight hours' notice should be provided to the arborist prior to the planned start of work. This notification must usually be provided to the local government also. The notice will insure that the project receives the highest possible scheduling priority and avoid delays.

Hand Tools -- All work should be accomplished with the use of hand tools only. Except under special circumstances, tractors, backhoes and other vehicles cannot be operated in a manner that will preserve major tree roots, minimize soil compaction, and insure the safety of both the vehicle operator and the tree.

Certification -- All work conducted within the critical root zone should be certified by a qualified arborist. For work performed under a permit, this may be a requirement of the local government.

PLANTING WITHIN THE CRITICAL ROOT ZONE

Planting within the critical root zone of a tree is discouraged. Ideally, the leaf litter from the tree should be allowed to collect beneath the tree, creating a natural mulch and fertilizer. If planting is necessary or the natural leaf litter is removed, the following should be considered:

Irrigation -- No spray-type irrigation systems should be used within the dripline. It is important that sprinkler systems do not throw water against the trunk of any tree. A continuously wet soil condition near the root crown, the area where the tree trunk meets the ground, favors the growth of predatory disease organisms. The two most prominent organisms in Southern California are avocado root rot (*Phytophthora cinnamomi*) and oak root fungus (*Armillaria mellea*). As an absolute minimum, all irrigation should be at least 15 feet from the trunk.

Resistant Varieties -- Avoid plants that are susceptible to either avocado root rot or oak root fungus. Many trees are particularly susceptible to these diseases in developed areas. Avoiding other plants susceptible to these diseases will also help to keep the diseases in a dormant state. Consult publications by the University of California Cooperative Extension for plant lists.

Mulch -- Place a three-inch thick layer of organic mulch throughout the protected zone of each tree. Aesthetically pleasing options include crushed walnut hulls and shredded bark. These mulches are beneficial when the natural leaf litter is not available, minimizing evaporation and providing weed control.

TREE MAINTENANCE AND PRUNING OPERATIONS

Most trees require very little pruning, with the exception of periodic dead-wooding. However, if a tree has a major defect, the employment of proper pruning practices may be more desirable than the uncontrolled damage that could otherwise occur. Always consult qualified professionals for advice.

Ornamental or Aesthetic Pruning -- Removal of live tissue for the purpose of altering the appearance of tree is not desirable. Activities such as thinning out, heading up, or other similar practices contribute to the onset of insect and disease attacks.

Dead-wooding -- Removal of dead tissue, regardless of size, may usually be performed without a permit. All pruning should follow standards endorsed by the International Society of Arboriculture.

Other Pruning Operations -- Branches that are considered to be unsafe due to decay, cavities, cracks, physical imbalance, fire damage, disease, or insects should be referred to a qualified oak tree consultant for inspection, especially if the branches exceed two inches in diameter. A permit is generally required to remove such branches. A brief written report will be prepared by the arborist to provide the basis for the request.

Cavities and Hollows -- Cavities and hollows should be kept free of loose debris. Some contain decayed wood; these should generally be referred to a qualified arborist for treatment. Concrete or other materials should not be used to seal or fill in cavities or hollows. These materials create a haven for diseases and insects over time. Openings may be covered with screening to prevent debris build-up.

Wound Seal -- Pruning wounds should generally not be sealed with any type of compound. Over time, these materials crack and create entry points for disease and insects. A proper pruning cut will heal naturally over a short period of time.

WATERING AND FERTILIZATION

Winter rains should be sufficient to provide the water needed for trees in natural areas. Trees in landscaped areas will usually receive enough water from adjacent plantings. If you suspect that your tree is in need of supplemental water, contact a qualified arborist for advice.

Watering -- If supplemental water is required, use a water probe, such as a "Ross Root Feeder" to apply the water. Alternatively, a low volume soaker hose could be utilized. Apply the water at various locations, just outside the dripline of the tree. A total of 15 to

20 hours of low volume application should suffice. Repeat this watering cycle every one to two months as needed.

Fertilization -- Fertilizer can be applied along with the water. A total of 0.75 pound of actual nitrogen per inch of trunk diameter per year is a basic rule-of-thumb. However, ask your local certified nurseryman for a specific recommendation and follow the manufacturer's directions carefully. Over-fertilization can be deadly.

Aeration -- Ventilation of the root system can be very beneficial in areas where soil has been compacted. Hand dig holes six inches in diameter to a depth of two feet. Do not cut any roots in excess of one inch in diameter. Dig the holes two feet on center, in concentric circles around the trunk, throughout the dripline. If possible, add holes outside of the dripline. Fill the holes with an organic matter. If leaf litter is not available, a mixture such as 50 percent "Kellogg's Nitrohumus" and fifty- percent nitrolized redwood shavings will be beneficial. This organic matter will be decomposed, producing a year-round source of fertilizer for the oak tree.

DISEASES AND INSECTS

Effective pest control starts with observation by the homeowner. Changes, such as abnormal leaf drop, oozing sap, and discolored or dying leaves indicate that something has changed and expert inspection is required. Homeowners should be very careful when using pesticides around a tree. Herbicides should never be utilized within one hundred feet of tree, unless applied by a certified pesticide applicator. Misuse of these compounds can lead to the death of beneficial organisms or even to the death of the tree.

GRADE CHANGES

Any change to the grade at the root crown of a tree can have a negative impact. As little as six inches can lead to the death of the tree. Drainage patterns should be maintained to prevent water from flowing and ponding at the base of a tree. If fill soil exists, use a shovel to remove the excess soil. The flare at the root crown should just be visible.

INSPECTION

Trees should be inspected on a periodic basis by a qualified arborist. The inspection basis should be determined by the relative hazard value of the tree. For example, trees surrounding a high-use business should be inspected on a quarterly basis, whereas trees located within a low-use open space might only require bi-annual inspection. It is the responsibility of the property owner to establish and implement an appropriate inspection schedule upon the recommendation provided by the arborist.

WARRANTY

The trees discussed herein were generally reviewed for physical, biological, functional, and aesthetic conditions. This examination was conducted in accordance with presently accepted industry procedures: an at-grade, macro-visual observation only. No extensive microbiological, soil/root excavation, upper crown examination, nor internal tree investigation was conducted and therefore, the reportings herein reflect the overall visual appearance of the trees on the date reviewed. No warranty is implied as to the potential failure, health or demise of any part or the whole of any tree described in this report.

Clients are advised that should physical or biological concerns be evidenced for any specimen within this report, prudent further investigation, detailed analysis or remedial action may be required.


As living organisms, plants continually exhibit growth and response to environmental changes that influence the development, health and vigor of the specimen. These influences may not be externally visible and may be present or develop over various time periods depending on the site conditions.

It is recommended that due to the general nature of plant development and continued environmental and physical influences on vegetation at a specific site, regular monitoring by a qualified arborist is scheduled.

Locations of property lines or exact tree locations, site amenities, structures or easements are assumed to be as illustrated on any enclosed maps. They are a composite of information provided by the client, records of fact and/or on-site field review. No investigation was made to verify these conditions.

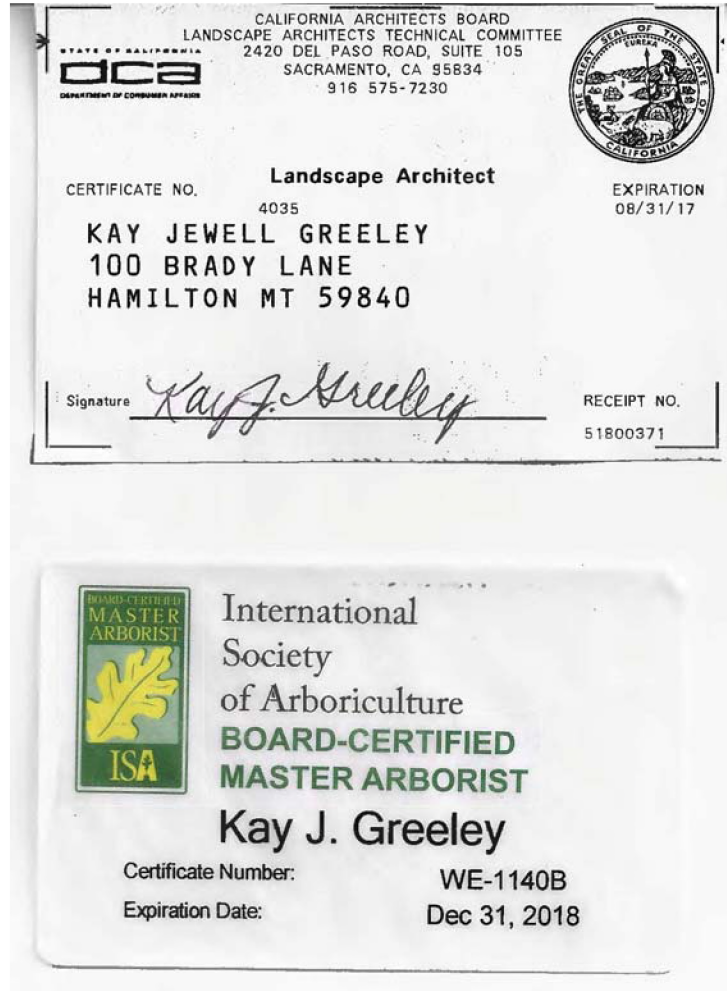
This report represents the independent opinion of the preparer and was conducted per the client's scope of request. The report is therefore limited to the extent described herein.

Respectfully submitted,



Kay J. Greeley
Landscape Architect 4035
Board Certified Master Arborist WE-1140B

CREDENTIALS



APPENDIX A – SUMMARY TABLES

TABLE 1
SPECIES LIST

Species		
Scientific Name	Common Name	Quantity
<i>Afrocarpus falcatus</i>	African fern pine	1
<i>Cupressus sempervirens</i>	Italian cypress	6
<i>Eucalyptus camaldulensis</i>	river red gum	3
<i>Eucalyptus globulus</i>	blue gum	2
<i>Ficus benjamina</i>	weeping fig	1
<i>Fraxinus uhdei</i>	shamel ash	1
<i>Phoenix canariensis</i>	Canary Island pine	3
<i>Schinus terebinthifolius</i>	Brazilian pepper	1
<i>Ulmus parvifolia</i>	Chinese elm	1
<i>Washingtonia robusta</i>	Mexican fan palm	20
<i>Yucca elephantipes</i>	giant yucca	2
Total		41

TABLE 2
MATURE TREE LIST

Tree Number	Species		Canopy (feet)	Height (feet)	Health	Appearance	Comments	
	Scientific Name	Common Name						
1	<i>Cupressus sempervirens</i>	Italian cypress	8	4	40	B	C-	low live crown ratio
2	<i>Yucca elephantipes</i>	giant yucca	18	14	25	C	C	
3	<i>Yucca elephantipes</i>	giant yucca	11	12	22	C	C	
4	<i>Afrocarpus falcatus</i>	African fern pine	11	16	24	C	C-	several old scaffold failures
5	<i>Ficus benjamina</i>	weeping fig	5 (est.), 4 (est.), 4, 4	10	20	C-	D	trunks braided
6	<i>Fraxinus uhdei</i>	shamel ash	10	25	35	B	B	low soil volume
7	<i>Cupressus sempervirens</i>	Italian cypress	9	6	40	C	C-	against building - one-sided canopy
8	<i>Phoenix canariensis</i>	Canary Island palm	29	20	40	C	C	street tree
9	<i>Phoenix canariensis</i>	Canary Island palm	30	20	40	C	C	street tree
10	<i>Washingtonia robusta</i>	Mexican fan palm	15	15	65	C	C	street tree
11	<i>Washingtonia robusta</i>	Mexican fan palm	15	15	65	C	C	street tree
12	<i>Phoenix canariensis</i>	Canary Island palm	28	20	40	C	C	street tree
13	<i>Schinus terebinthifolius</i>	Brazilian pepper	38 @ 3.5'	30	37	C	C-	street tree, one-sided canopy
14	<i>Eucalyptus globulus</i>	blue gum	8	10	18	C-	D	topped at approximately 15 feet
15	<i>Eucalyptus camaldulensis</i>	river red gum	20	40	50	C	C	one-sided canopy, sparse
16	<i>Eucalyptus globulus</i>	blue gum	25 (est.)	30	55	C-	C-	dieback, severe tortoise beetle infestation
17	<i>Eucalyptus camaldulensis</i>	river red gum	21	30	50	C-	C-	one-sided canopy, sparse
18	<i>Eucalyptus camaldulensis</i>	river red gum	30	35	55	C	C	
19	<i>Ulmus parvifolia</i>	Chinese elm	10 @ 3.3'	12	18	C-	D	topped at approximately 12 feet
20	<i>Cupressus sempervirens</i>	Italian cypress	8	6	35	C	C-	low live crown ratio
21	<i>Washingtonia robusta</i>	Mexican fan palm	20 (est.)	18	45	C	C	
22	<i>Cupressus sempervirens</i>	Italian cypress	14 (est.)	8	38	C	C	

TABLE 2
MATURE TREE LIST

Tree Number	Species		dBH (inches)	Canopy (feet)	Height (feet)	Health	Appearance	Comments
	Scientific Name	Common Name						
23	<i>Cupressus sempervirens</i>	Italian cypress	12 (est.)	6	35	C	C	
24	<i>Cupressus sempervirens</i>	Italian cypress	10 (est.)	8	36	C	C	
25	<i>Washingtonia robusta</i>	Mexican fan palm	12 (est.)	18	25	C	C	
26	<i>Washingtonia robusta</i>	Mexican fan palm	14 (est.)	20	34	C	C	
27	<i>Washingtonia robusta</i>	Mexican fan palm	16 (est.)	18	40	C	C	
28	<i>Washingtonia robusta</i>	Mexican fan palm	23 (est.)	17	25	C	C	
29	<i>Washingtonia robusta</i>	Mexican fan palm	16	20	80	C	C	street tree
30	<i>Washingtonia robusta</i>	Mexican fan palm	12 (est.)	20	30	C	C	limited soil volume, inaccessible - not tagged
31	<i>Washingtonia robusta</i>	Mexican fan palm	14 (est.)	16	27	C	C	limited soil volume, inaccessible - not tagged
32	<i>Washingtonia robusta</i>	Mexican fan palm	14 (est.)	16	27	C	C	limited soil volume, inaccessible - not tagged
33	<i>Washingtonia robusta</i>	Mexican fan palm	18 (est.)	20	38	C	C	street tree
34	<i>Washingtonia robusta</i>	Mexican fan palm	10 (est.)	10	9	C	C	sprayed with lime wash, inaccessible - not tagged
35	<i>Washingtonia robusta</i>	Mexican fan palm	10 (est.)	10	9	C	C	sprayed with lime wash, inaccessible - not tagged
36	<i>Washingtonia robusta</i>	Mexican fan palm	16 (est.)	15	20	C	C	sprayed with lime wash, inaccessible - not tagged
37	<i>Washingtonia robusta</i>	Mexican fan palm	14 (est.)	18	28	C	C	sprayed with lime wash, inaccessible - not tagged
45	<i>Washingtonia robusta</i>	Mexican fan palm	16	20	80	C	C	street tree - sprayed with lime wash
46	<i>Washingtonia robusta</i>	Mexican fan palm	17	20	80	C	C	street tree - sprayed with lime wash
47	<i>Washingtonia robusta</i>	Mexican fan palm	21	20	80	C	C	street tree - sprayed with lime wash
48	<i>Washingtonia robusta</i>	Mexican fan palm	23	20	80	C	C	street tree - sprayed with lime wash, large trunk wound

TABLE 3 - TREE DISPOSITION LIST

Tree #	Disposition	General Location	Impacts
1	remove	4306-4308 Effie St., near northwesterly property line	in building footprint
2	remove	4306-4308 Effie St., westerly corner of site	in building footprint
3	remove	4306-4308 Effie St., westerly corner of site	in building footprint
4	remove	4306-4308 Effie St., southerly corner of site	in building footprint
5	remove	4306-4308 Effie St., northwesterly side of building	in building footprint
6	remove	4306-4308 Effie St., northeasterly corner of site	in building footprint
7	remove	4312-4314 Effie St., front of building	in building footprint
8	encroach	4312-4314 Effie St., within parkway northwest of site	new sidewalk, curb and gutter
9	encroach	4306-4308 Effie St., within parkway	new sidewalk, curb and gutter
10	encroach	4306-4308 Effie St., within parkway	new sidewalk, curb and gutter
11	encroach	4306-4308 Effie St., within parkway	new sidewalk, curb and gutter
12	encroach	4300 Effie St., within parkway	new sidewalk, curb and gutter
13	remove	4300 Effie St., within parkway	new sidewalk, curb and gutter
14	remove	4300 Effie St., within westerly corner of site	in building footprint
15	remove	4300 Effie St., within westerly corner of site	in building footprint
16	remove	4300 Effie St., within westerly corner of site	in building footprint
17	remove	4300 Effie St., near southwesterly property line	in building footprint
18	remove	4300 Effie St., near southwesterly property line	in building footprint
19	remove	4300 Effie St., near southwesterly side of building	in building footprint
20	remove	4312-4314 Effie St., northwesterly side of building	in building footprint
21	remove	4312-4314 Effie St., northwesterly side of building	in building footprint
22	remove	4312-4314 Effie St., within rear yard	in building footprint
23	remove	4312-4314 Effie St., within rear yard	in building footprint
24	remove	4312-4314 Effie St., within rear yard	in building footprint
25	remove	4300 Effie St., within northeasterly corner of site	in building footprint
26	remove	4300 Effie St., within northeasterly corner of site	in building footprint
27	remove	4300 Effie St., within northeasterly corner of site	in building footprint
28	remove	4300 Effie St., within northeasterly corner of site	in building footprint
29	encroach	4311 W. Sunset Blvd., within treewell in right-of-way	new sidewalk, curb and gutter
30	remove	4311 W. Sunset Blvd., along northwesterly side of building	in building footprint
31	remove	4311 W. Sunset Blvd., along northwesterly side of building	in building footprint
32	remove	4311 W. Sunset Blvd., along northwesterly side of building	in building footprint
33	remove	4301-4303 W. Sunset Blvd., near northeasterly corner of building	in building footprint
34	remove	4301-4303 W. Sunset Blvd., near southeasterly corner of building	in building footprint
35	remove	4301-4303 W. Sunset Blvd., near southeasterly corner of building	in building footprint
36	remove	4301-4303 W. Sunset Blvd., near southeasterly corner of building	in building footprint
37	remove	4301-4303 W. Sunset Blvd., near southwesterly corner of building	in building footprint

TABLE 3 - TREE DISPOSITION LIST

Tree #	Disposition	General Location	Impacts
45	encroach	4301-4303 W. Sunset Blvd., within treewell in right-of-way on Sunset Blvd.	new sidewalk, curb and gutter
46	encroach	4301-4303 W. Sunset Blvd., within treewell in right-of-way on Sunset Blvd.	new sidewalk, curb and gutter
47	encroach	4301-4303 W. Sunset Blvd., within treewell in right-of-way on Bates Ave.	new sidewalk, curb and gutter
48	encroach	4301-4303 W. Sunset Blvd., within treewell in right-of-way on Bates Ave.	new sidewalk, curb and gutter

Impact Summary:	
Preserve	0
encroach	10
remove	31
Total	41

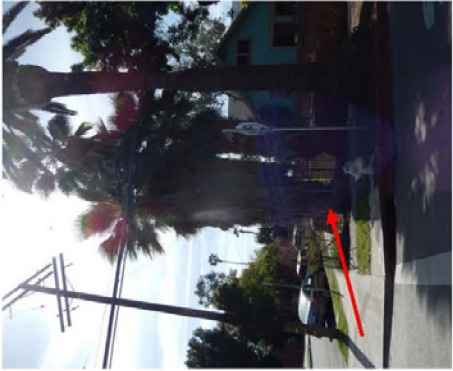





APPENDIX B – PHOTOGRAPHS






		
		





		
		
Tree #9	Tree #8	Tree #7
Tree #12	Tree #11	Tree #10

 <p>Tree #13</p>	 <p>Tree #14</p>	 <p>Tree #15</p>
 <p>Tree #16</p>	 <p>Tree #17</p>	 <p>Tree #18</p>

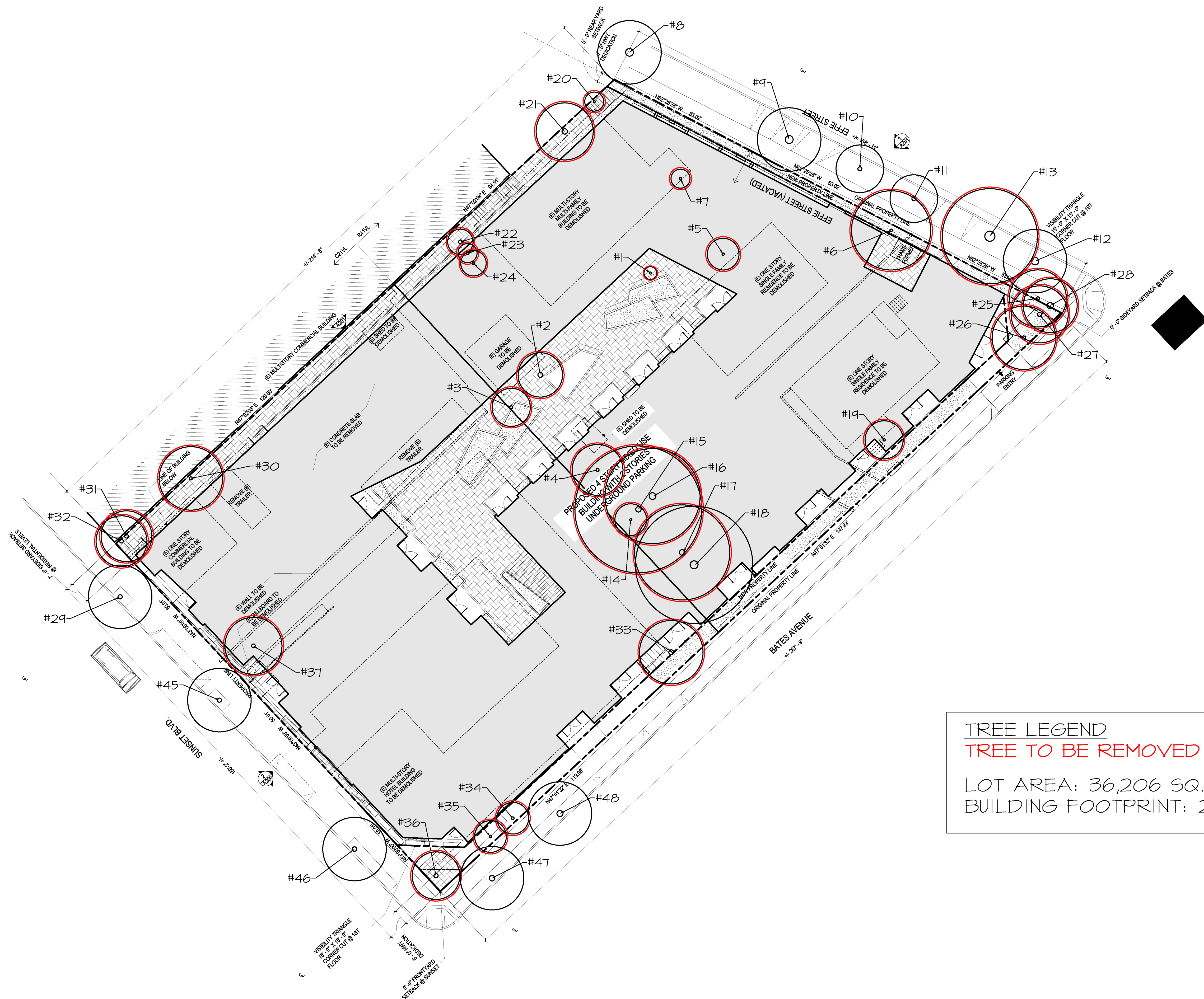
	<p>Tree #19</p>		<p>Tree #20</p>		<p>Tree #21</p>
	<p>Tree #22</p>		<p>Trees #23 and #24</p>		<p>Tree #25</p>

	<p>Tree #34</p>  <p>Tree #37</p>
	<p>Tree #33</p>  <p>Tree #36</p>
	<p>Tree #32</p>  <p>Tree #35</p>

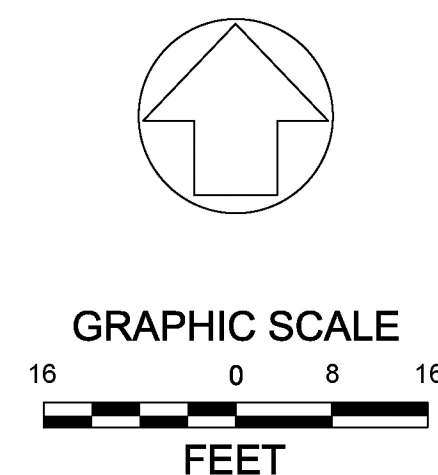
	<p>Tree #47</p>
	<p>Tree #46</p>
	<p>Tree #45</p>
	<p>Tree #48</p>

APPENDIX C - TREE LOCATION MAP



TREE LEGEND
TREE TO BE REMOVED

LOT AREA: 36,206 SQ. FT.
BUILDING FOOTPRINT: 26,160 SQ. FT.



TREE LOCATION MAP

Firm Name and Address
Seven Elk Ranch Design Inc.
Kay J. Greeley, A.S.L.A.
Landscape Architect 4035
284 Valley Gate Road
Simi Valley, California 93065
(805) 577-8432
(406) 258-0398 fax

Project Name and Address
FCD 4311 SUNSET
4301 - 4311 SUNSET BOULEVARD
LOS ANGELES, CALIFORNIA 90029

Project JUNCTION GTWY.	Sheet 1 OF 1
Date 04/06/16	
Scale 1/16" = 1'-0"	