

MAGNOLIA BOULEVARD OAK TREES
11755-11805 W. Magnolia Boulevard
CHC-2020-7441-HCM
ENV-2020-7442-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [Commission/ Staff Site Inspection Photos—February 25, 2021](#)
3. [Categorical Exemption](#)
4. [Under Consideration Staff Recommendation Report](#)
5. [Historic-Cultural Monument Application](#)
6. [Supplemental Information](#)

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Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2020-7441-HCM
ENV-2020-7442-CE

HEARING DATE: April 15, 2021
TIME: 11:00 AM
PLACE: Teleconference (see agenda for login information)

Location: 11755-11805 W. Magnolia Boulevard
Council District: 2 – Krekorian
Community Plan Area: North Hollywood – Valley Village
Area Planning Commission: South Valley
Neighborhood Council: Valley Village
Legal Description: Public ROW along north side of W. Magnolia Boulevard between N. Colfax Avenue and N. Morella Avenue

EXPIRATION DATE: The original expiration date of March 23, 2021 is tolled, and a revised date will be determined pursuant to *the Mayor’s March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders.*

PROJECT: Historic-Cultural Monument Application for the MAGNOLIA BOULEVARD OAK TREES

REQUEST: Declare the property an Historic-Cultural Monument

OWNER: Bureau of Street Services (StreetsLA), Urban Forestry Division
City of Los Angeles
1149 South Broadway, 4th Floor
Los Angeles, CA 90015

APPLICANT: Valley Village Neighborhood Council
P.O. Box 4703
Los Angeles, CA 91617

PREPARER: Charles J. Fisher
140 South Avenue 57
Los Angeles, CA 90042

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Declare the subject property** an Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7.
2. **Adopt** the staff report and findings.

FINDINGS

- The Magnolia Boulevard Oak Trees “exemplif[y] significant contributions to the broad cultural, economic or social history of the nation, state, city or community” for their association with an early period of development of the North Hollywood community of the San Fernando Valley.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon), building or structure of particular historic or cultural significance to the City of Los Angeles if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

SUMMARY

The Magnolia Boulevard Oak Trees are a collection of 15 mature Coast Live Oak (*Quercus agrifolia*) trees located in the public right-of-way on the north side of Magnolia Boulevard between Colfax Avenue and Morella Avenue in the Valley Village neighborhood of Los Angeles. While the exact date of planting is unknown, according to an arborist report, the age of the trees span 64 and 232 years; the arborist estimated that more than half of the trees are over 100 years old.

The subject natural feature consists of a continuous canopy of regularly spaced Coast Live Oak trees, sometimes referred to as California Live Oaks, ranging in height from 25 to 80 feet. They are situated inside a nine-foot wide parkway bordered by a concrete sidewalk on the north and a concrete curb and sidewalk at the south.

From Spanish settlement at the Mission San Fernando in 1797 until the subdivision of the privately-held Lankershim ranches into small citrus orchards in the 1880s, the North Hollywood area was mostly agricultural land. In 1888, James Boon Lankershim and Isaac Newton Van Nuys established the town of Lankershim, and most of the East-West streets were given numeric designations. What is now Magnolia Boulevard was named Fourth Street, and Colfax Avenue was then Eucalyptus Avenue. However, the first major developmental changes began in the 1910s in anticipation of the construction of the Owens Valley aqueduct in 1913, which brought water to Los Angeles via the San Fernando Valley, and the annexation of the area into the city of Los Angeles between 1919 and 1923. From the 1920s to 1940s, the North Hollywood area became an automobile-centered suburban community as it moved away from its agricultural roots. In 1924, the lot adjacent to the Magnolia Boulevard Oak Trees was sold to the Los Angeles Unified School District, and Lankershim High School was built on the site and opened in 1927. The school was renamed North Hollywood High School that same year when the name of the community was changed. At this time, Fourth Street became Magnolia Boulevard and Eucalyptus

Avenue was renamed Colfax Avenue. In 1991, the Valley Village community officially established boundaries separating itself from the North Hollywood neighborhood.

The Coast Live Oak is an evergreen oak that grows predominantly west of the central valleys in California, as far north as Mendocino County, and as far south as northern Baja California in Mexico. This tree typically has a much-branched trunk and reaches a mature height of 25 to 80 feet. Some specimens may attain an age exceeding 250 years. Additionally, as native plants important to local ecology, Coast Live Oak trees are classified as Protected Trees in the City of Los Angeles under Los Angeles Municipal Code, Chapter IV, Article 6, Section 46.01.

DISCUSSION

The Magnolia Boulevard Oak Trees meets one of the Historic-Cultural Monument criteria: they “exemplif[y] significant contributions to the broad cultural, economic or social history of the nation, state, city or community” for their association with an early period of development of the North Hollywood community of the San Fernando Valley.

At the hearing on January 7, 2021, the Cultural Heritage Commission requested that the applicant provide additional information on the development of the tree plantings and supplement the nomination with indigenous history of the area. While information has not been received to date to reflect the earliest history of the region, staff recently acquired aerial images dating from 1927 to 1971.

In a 1927 aerial image of the area submitted by the applicant there are a few trees visible; however, the aerial images attached as supplemental information to this report show that these were gone by 1928. At this time, it appears that the street was widened and improved with sidewalks. Other aerial images show that the subject trees were in place by 1937, demonstrating that they date to an early period of development of what was then called the North Hollywood community of the San Fernando Valley. Today, the trees comprise a prominent streetscape feature that stand to reflect the community’s early development along one of its primary corridors, Magnolia Boulevard (then Fourth Street).

The subject natural feature retains sufficient integrity of location, design, setting, feeling, and association to convey its significance.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 “*consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.*”

State of California CEQA Guidelines Article 19, Section 15331, Class 31 “*consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings.*”

The designation of the Magnolia Boulevard Oak Trees as an Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code ("LAAC") will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject trees could be lost through incompatible alterations and new construction and the demolition of an irreplaceable historic site/open space. The Secretary of the Interior's Standards for Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject trees.

The City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section Article 19, Section 15308, Class 8 and Class 31, and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the following:

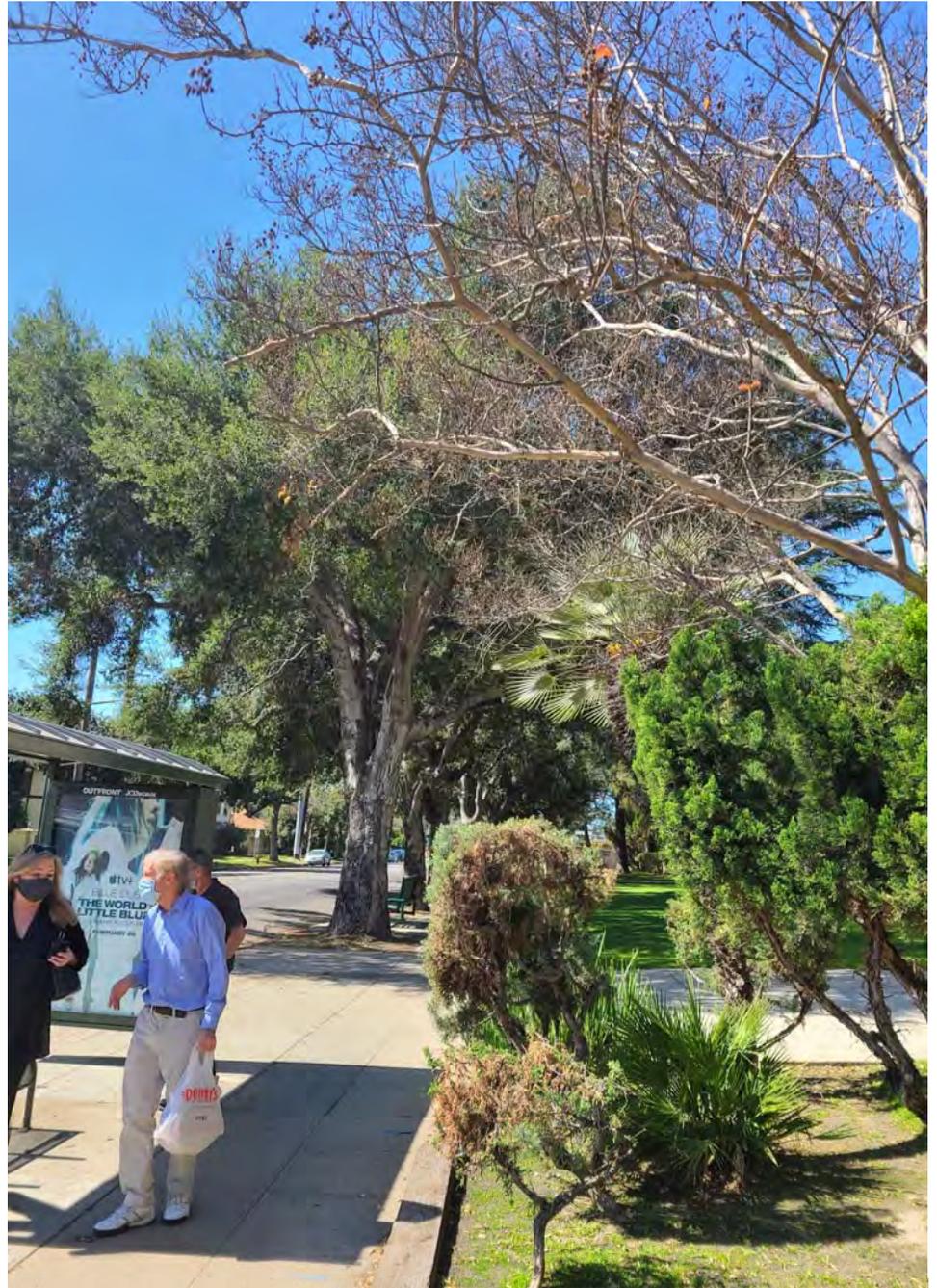
The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of historic buildings and sites in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

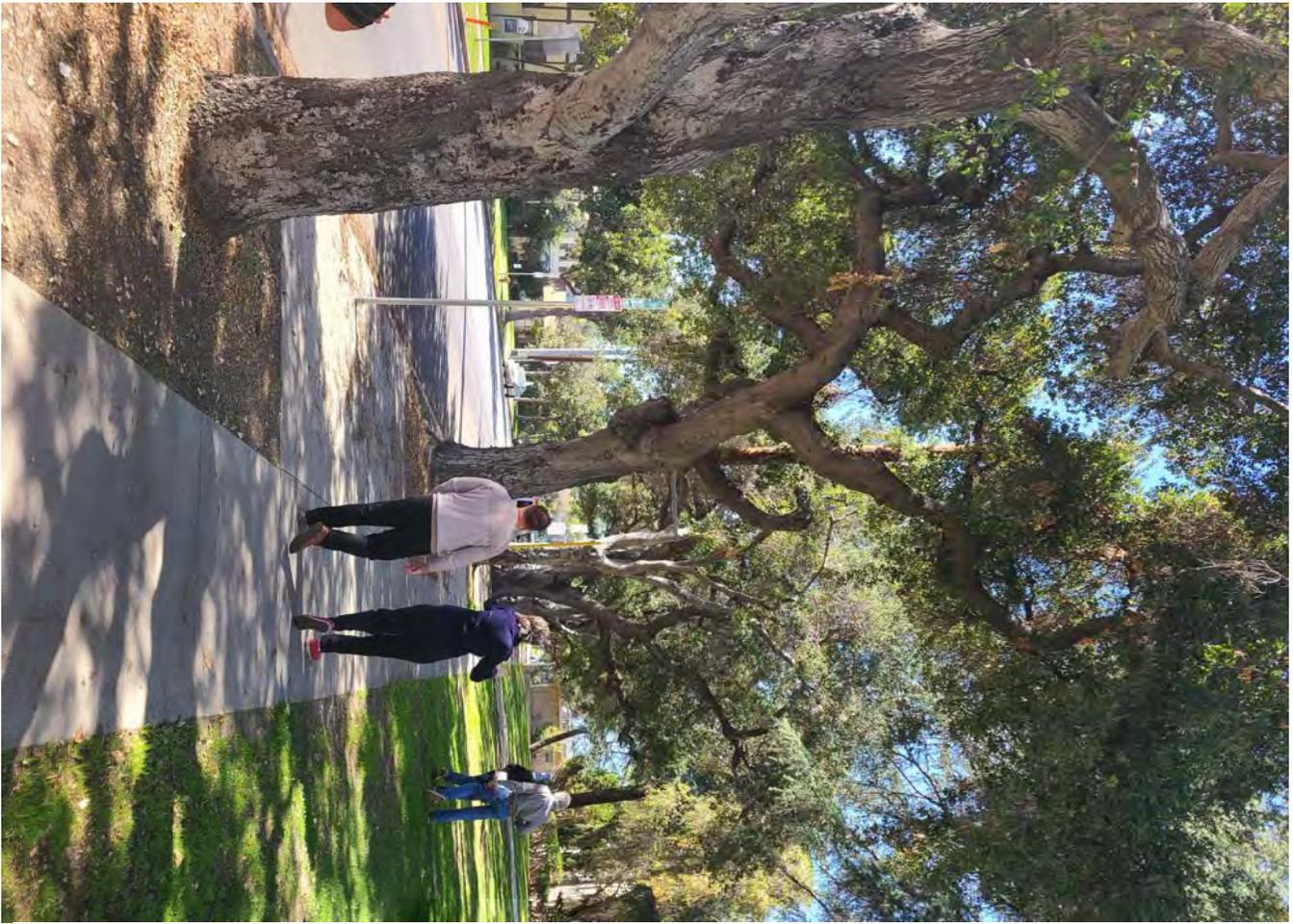
Categorical Exemption ENV-2020-7442-CE was prepared on February 26, 2021.

BACKGROUND

On December 11, 2020, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete. On January 7, 2021, the Cultural Heritage Commission voted to take the property under consideration. On February 25, 2021, a subcommittee of the Commission consisting of Commissioners Kanner and Kennard conducted a site inspection of the property, accompanied by staff from the Office of Historic Resources. The original expiration date of March 23, 2021 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders*.





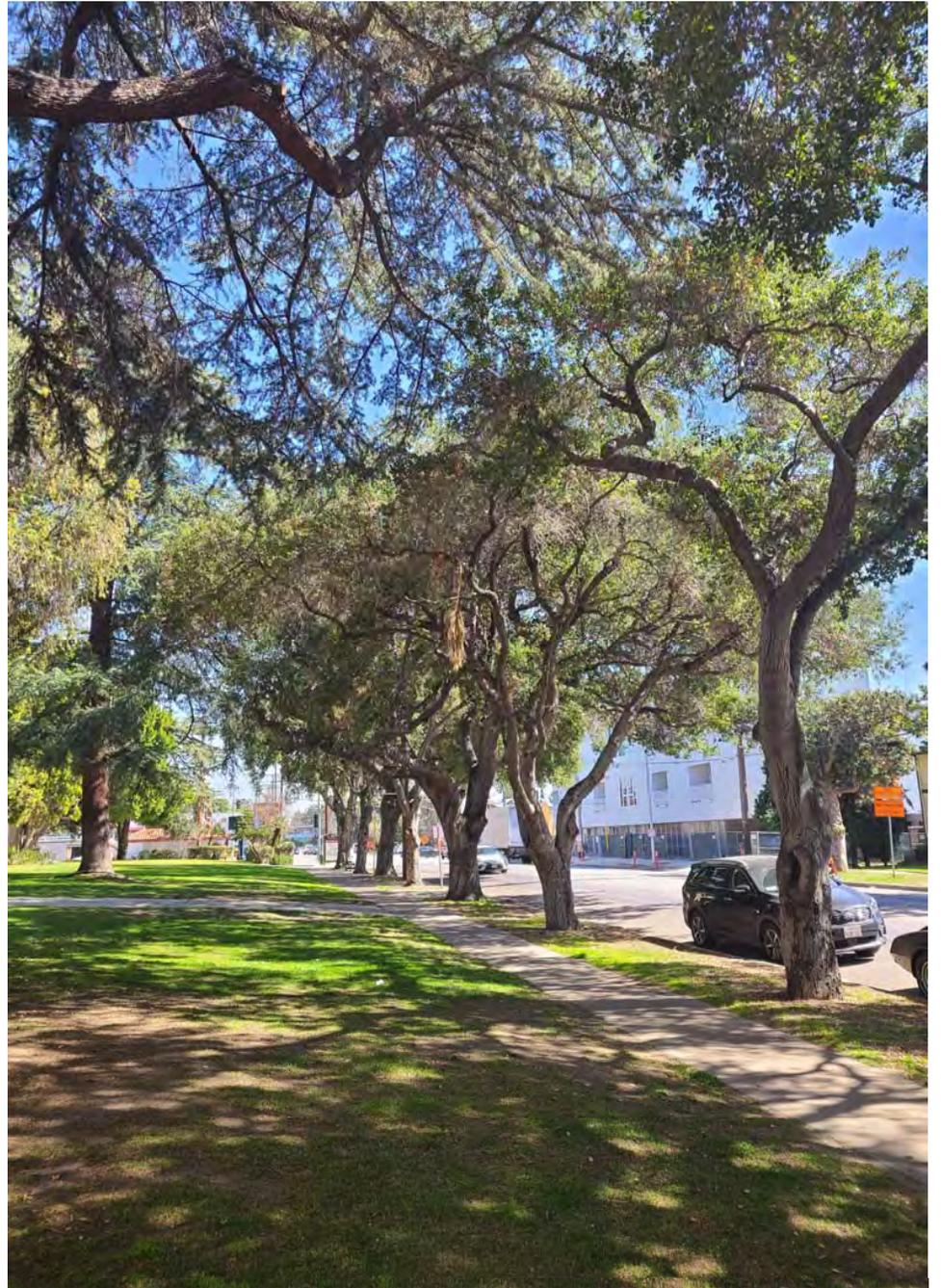


















COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
(PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
CHC-2020-7441-HCM

LEAD CITY AGENCY
City of Los Angeles (Department of City Planning)

CASE NUMBER
ENV-2020-7442-CE

PROJECT TITLE
Magnolia Boulevard Oak Trees

COUNCIL DISTRICT
2

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)
11755-11805 W. Magnolia Boulevard, Los Angeles, CA 91607

Map attached.

PROJECT DESCRIPTION:
Designation of the Magnolia Boulevard Oak Trees as an Historic-Cultural Monument.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:
N/A

CONTACT PERSON (If different from Applicant/Owner above)
Melissa Jones

(AREA CODE) TELEPHONE NUMBER | EXT.
213-847-3679

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)
Public Resources Code Section(s) _____

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)
CEQA Guideline Section(s) / Class(es) 8 and 31

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION: Additional page(s) attached
Article 19, Section 15308, Class 8 of the State's Guidelines applies to where project's consists of "actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment." Class 31 applies "to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings." Designation of the **Magnolia Boulevard Oak Trees** as an Historic-Cultural Monument will assure the protection of the environment by the enactment of project review regulations based on the Secretary of Interior's Standards to maintain and preserve the historic site.

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.
 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.
If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE
Melissa Jones [SIGNED COPY IN FILE]

STAFF TITLE
City Planning Associate

ENTITLEMENTS APPROVED
N/A

FEE:
N/A

RECEIPT NO.
N/A

REC'D. BY (DCP DSC STAFF NAME)
N/A

DISTRIBUTION: County Clerk, Agency Record

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2020-7441-HCM
ENV-2020-7442-CE

HEARING DATE: January 7, 2021
TIME: 10:00 AM
PLACE: Teleconference (see agenda for login information)

Location: 11755-11805 W. Magnolia Boulevard
Council District: 2 – Krekorian
Community Plan Area: North Hollywood – Valley Village
Area Planning Commission: South Valley
Neighborhood Council: Valley Village
Legal Description: Public ROW along north side of W. Magnolia Boulevard between N. Colfax Avenue and N. Morella Avenue

EXPIRATION DATE: The original 30-day expiration date of January 10, 2021 per Los Angeles Administrative Code Section 22.171.10(e)1 is tolled, and a revised date will be determined pursuant to *the Mayor’s March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders*

PROJECT: Historic-Cultural Monument Application for the MAGNOLIA BOULEVARD OAK TREES

REQUEST: Declare the property an Historic-Cultural Monument

OWNER: Bureau of Street Services (StreetsLA), Urban Forestry Division
City of Los Angeles
1149 South Broadway, 4th Floor
Los Angeles, CA 90015

APPLICANT: Valley Village Neighborhood Council
P.O. Box 4703
Los Angeles, CA 91617

PREPARER: Charles J. Fisher
140 South Avenue 57
Los Angeles, CA 90042

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Take the property under consideration** as an Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10 because the application and accompanying photo documentation suggest the submittal warrants further investigation.
2. **Adopt** the report findings.

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Principal City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, Senior City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planning Associate
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

The Magnolia Boulevard Oak Trees are a collection of 15 mature Coast Live Oak (*Quercus agrifolia*) trees located in the public right-of-way on the north side of W. Magnolia Boulevard between N. Colfax Avenue and N. Morella Avenue in the Valley Village neighborhood of Los Angeles. While the exact date of planting is unknown, according to an arborist report, the age of the trees span 64 and 232 years, indicating the oldest tree is estimated to have been planted in 1788 and the youngest in 1956. More than half of the trees are over 100 years old, and a few of the trees are visible in a 1927 aerial image of the area, which demonstrates that they date to the early development of what was then called the North Hollywood community of the San Fernando Valley.

The subject natural feature consists of a continuous canopy of regularly spaced Coast Live Oak trees, sometimes referred to as California Live Oaks, ranging in height from 25 to 80 feet. They are situated inside a nine-foot wide parkway bordered by a concrete sidewalk on the north and a concrete curb and sidewalk at the south.

From Spanish settlement at the Mission San Fernando in 1797 until the subdivision of the privately-held Lankershim ranches into small citrus orchards in the 1880s, the North Hollywood area was mostly agricultural land. In 1888, James Boon Lankershim and Isaac Newton Van Nuys established the town of Lankershim, and most of the East-West streets were given numeric designations. What is now Magnolia Boulevard was named Fourth Street, and Colfax Avenue was then Eucalyptus Avenue. However, the first major developmental changes began in the 1910s in anticipation of the construction of the Owens Valley aqueduct in 1913, which brought water to Los Angeles via the San Fernando Valley, and the annexation of the area into the city of Los Angeles between 1919 and 1923. From the 1920s to 1940s, the North Hollywood area became an automobile-centered suburban community as it moved away from its agricultural roots. In 1924, the lot adjacent to the Magnolia Boulevard Oak Trees was sold to the Los Angeles Unified School District, and Lankershim High School was built on the site and opened in 1927. The school was renamed North Hollywood High School that same year when the name of the community was changed. At this time, Fourth Street became Magnolia Boulevard and Eucalyptus Avenue was renamed Colfax Avenue. In 1991, the Valley Village community officially established boundaries separating itself from the North Hollywood neighborhood.

The Coast Live Oak is an evergreen oak that grows predominantly west of the central valleys in California, as far north as Mendocino County, and as far south as northern Baja California in Mexico. This tree typically has a much-branched trunk and reaches a mature height of 25 to 80 feet. Some specimens may attain an age exceeding 250 years.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon), building or structure of particular historic or cultural significance to the City of Los Angeles if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or

3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

FINDINGS

Based on the facts set forth in the summary and application, the Commission determines that the application is complete and that the property may be significant enough to warrant further investigation as a potential Historic-Cultural Monument.

BACKGROUND

On December 11, 2020, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete. The original 30-day expiration date of January 10, 2021 per Los Angeles Administrative Code Section 22.171.10(e)1 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders*.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Magnolia Boulevard Oak Trees		Current name of property	
Other Associated Names: None			
Street Address: 11701-11757 W Magnolia Boulevard		Zip: 91601	Council District: 2
Range of Addresses on Property: 11701-11757 W Magnolia Boulevard		Community Name: Valley Village	
Assessor Parcel Number: 2348-013-900 Aj	Tract: NS Magnolia by Tract 14597	Block: N/A	Lot: 326
Identification cont'd:			
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object <input type="radio"/> Site/Open Space <input type="radio"/> Natural Feature
Describe any additional resources located on the property to be included in the nomination, here: 15 Oak Trees located on North side of Magnolia Blvd, West of Colfax Avenue South of North Hollywood High School.			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: Unknown <input checked="" type="radio"/> Factual <input type="radio"/> Estimated	Threatened? None
Architect/Designer: None	Contractor: Elliott and Elliott
Original Use: Natural feature	Present Use: Natural feature
Is the Proposed Monument on its Original Site? <input checked="" type="radio"/> Yes <input type="radio"/> No (explain in section 7) <input type="radio"/> Unknown (explain in section 7)	

3. STYLE & MATERIALS

Architectural Style: Coastal Live Oaks		Stories: N/A	Plan Shape: Circular
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Wood	Type: Select	
CLADDING	Material: Select	Material: Select	
ROOF	Type: Select	Type: Select	
	Material: Select	Material: Select	
WINDOWS	Type: Select	Type: Select	
	Material: Select	Material: Select	
ENTRY	Style: Select	Style: Select	
DOOR	Type: Select	Type: Select	

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This section may also be completed on a separate document. Include copies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.

c1900	Additional trees planted in line with one existing large oak along N/s what was 4th St.
2017	16th tree died on far Eastern end, at bus stop, and was cut down in 2018.

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

<input type="checkbox"/>	Listed in the National Register of Historic Places	
<input type="checkbox"/>	Listed in the California Register of Historical Resources	
<input type="checkbox"/>	Formally determined eligible for the National and/or California Registers	
<input type="checkbox"/>	Located in an Historic Preservation Overlay Zone (HPOZ)	<input type="radio"/> Contributing feature <input type="radio"/> Non-contributing feature
<input type="checkbox"/>	Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s):
Other historical or cultural resource designations:		

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):

<input checked="" type="checkbox"/>	1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community.
<input type="checkbox"/>	2. Is associated with the lives of historic personages important to national, state, city, or local history.
<input type="checkbox"/>	3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

7. WRITTEN STATEMENTS

This section allows you to discuss at length the significance of the proposed monument and why it should be designated an Historic-Cultural Monument. Type your response on separate documents and attach them to this form.

A. Proposed Monument Description - Describe the proposed monument's physical characteristics and relationship to its surrounding environment. Expand on sections 2 and 3 with a more detailed description of the site. Expand on section 4 and discuss the construction/alteration history in detail if that is necessary to explain the proposed monument's current form. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.

B. Statement of Significance - Address the proposed monument's historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria you selected in Section 6. You must support your argument with substantial evidence and analysis. The Statement of Significance is your main argument for designation so it is important to substantiate any claims you make with supporting documentation and research.

8. CONTACT INFORMATION

Applicant

Name: Valley Village Neighborhood Council		Company: City of Los Angeles	
Street Address: P. O. Box 4703		City: Valley Village	State: CA
Zip: 91617	Phone Number: 818-759-8204	Email: info@myvalleyvillage.com	

Property Owner

Is the owner in support of the nomination? Yes No Unknown

Name: Bureau of Street Services, Street Tree Division		Company: City of Los Angeles	
Street Address: 1149 South Broadway, 4th floor		City: Los Angeles	State: CA
Zip: 90015	Phone Number: 800-996-2489	Email: bss.boss@lacity.org	

Nomination Preparer/Applicant's Representative

Name: Charles J. Fisher		Company:	
Street Address: 140 S. Avenue 57		City: Highland Park	State: CA
Zip: 90042	Phone Number: 323-256-3593	Email: arroyoseco@hotmail.com	

Magnolia Boulevard Oak Trees Site Description

The site consists of 15 Coastal Live Oak (*quercus agrifolia*) trees situated in the city parkway along the Northern side of Magnolia Boulevard, in front of North Hollywood High School. Numbering the trees from East to West, all except the ninth tree appear to date from around 64 to 144 years in age, based on the general size of the trees, making them about 120 years old. The ninth tree is much larger and estimated to be about 232 years of age.

The trees form a large canopy that stretches over most of the street. Eight younger oak trees have been planted in the Southern parkway and some of those canopies meet that of the largest tree on the North side.

A 16th tree was at the East end of the row of trees, but it died around 2016-17 and was cut down in 2018. The stump remains by the bus stop.

Magnolia Boulevard Oak Trees

11701-11757 W. Magnolia Boulevard

Significance Statement

The row of 15 Coast Live Oaks (*Quercus agrifolia*), sometimes referred to as “California Live Oaks”, is indicative of the tree that dotted the San Fernando Valley before it became the suburban community that it is today. The Valley was a vast grass land, with the regal oak trees standing as sentinels overseeing their expansive domain.

The largest of these trees was located in today’s community of Encino, being a 75 foot high tree believed to be over 1,000 years old when it collapsed from the maladies of old age in a severe El Niño storm on February 7, 1998. The tree had been designated as Los Angeles Historic Cultural Monument No. 24 on September 6, 1963.

The fifteen oaks along Magnolia appear to span a 168 (1788-1956) year period. The oldest oak has a large canopy that almost completely covers the street, with the younger trees covering about half of roadway. The street has transformed from a rural country road surrounded by orchards to a suburban boulevard flanked by housing and commercial buildings. The grassy prairie of the San Fernando Valley itself has also evolved into a suburban forest, with thousands of trees planted over the last century creating a more lush look to the land than the view when only the coastal live oaks dotted the rolling grassy land.

The Coast Live Oak is a beautiful evergreen oak that grows predominantly west of the central valleys, as far North as Mendocino County, and as far South as Northern Baja California in Mexico. This tree typically has a much-branched trunk and reaches a mature height of 10-25 meters. Some specimens may attain an age exceeding 250 years, with trunk diameters up to three or four meters. It's form is highly variable, and younger trees are often shrubby. The trunk, particularly for older individuals, may be highly contorted, massive and gnarled. The crown is broadly rounded and dense, especially when aged 20 to 70 years; in later life the trunk and branches become better defined with the tree having a lower leaf density.

The leaves are dark green, oval, often convex in shape, 2-7 cm long and 1-4 cm broad; the leaf margin is spiny-toothed, with sharp thistly fibers that extend from the lateral leaf veins. The outer layers of leaves are designed for maximum solar absorption, containing two to three layers of photosynthetic cells. Flowers are produced in early-to-mid spring; the male flowers are pendulous catkins 5-10 cm

long, the female flowers inconspicuous, less than 0.5 cm long, with 1-3 clustered together.

The fruit is a slender reddish brown acorn 2-3.5 cm long and 1-1.5 cm broad and matures about 7-8 months after pollination (most red oak acorns take 18 months to mature). They will attract a variety of birds and butterflies. The acorns were collected by Native Americans as a food source.

With the Spanish Conquest, the area came under the jurisdiction of the Mission San Fernando Rey de España (HCM No. 23), which was founded by Father Fermín Lasuén, with the assistance of Fray Francisco Dumetz on September 8, 1797. It was the seventeenth of the California Missions, most of which were established under the direction of Father Junipero Serra. The Mission lands consisted of most of the valley. Between 1834 and 1836, the Mexican government confiscated California mission properties and exiled the Franciscan friars. The missions were secularized and broken up with their property being sold or given away to private citizens. Secularization was supposed to return the land to the Indians, but that only happened in a few rare cases.

The Mission was abandoned, but the Catholic Church was eventually able to regain control over it and 77 surrounding acres, which were patented to it by the Federal Land Commission on May 31, 1864. The remaining land was initially leased to Andres Pico, the brother of California Governor Pio Pico, in 1845. The following year the land, by then known as the Rancho Ex-Mission de San Fernando, consisting of 13 leagues, or 116,858 acres, was acquired by Eulogio de Celis for the equivalent of \$14,000.00 in 1846. In 1853, he and Pico split the land, with Pico retaining the Southern portion of the rancho.

A decade later, Andres Pico was in debt and sold his Southern half-interest in the Rancho ex-Mission San Fernando to his brother Pío Pico in 1862. Pio Pico sold the East 12,000 acres of his half share of the Ex-San Fernando Mission land to Isaac Lankershim (operating as the "San Fernando Farm Homestead Association") in 1869. In 1873, Isaac Lankershim's son, James Boon Lankershim, and his future son-in-law, Isaac Newton Van Nuys, moved to the San Fernando Valley and took over management of the property. In 1888, with the great Southern California land boom in full swing, they subdivided the property into 280 mostly 40 acre lots and also established the town of Lankershim.

Most of the East-West streets were given numeric designations. What is now Magnolia Boulevard was named "Fourth Street". Lot 157, which was located at the Northwest corner of Fourth Street and Eucalyptus (now Colfax) Avenue, was sold to Adolph Rottschafer on June 9, 1888, for \$4,800.00.

Born Friedrich Adolph Rottschaefer in Germany on April 13, 1838, he came to the United States around 1855, settling in Texas. During the Civil War, he joined the Confederate army as a private and returned to Texas after it was over. He was naturalized there on October 17, 1872. He and his family went West to Los Angeles during the Great Land Boom and started to farm the Lankershim property, until he died suddenly, at the age of 52, on May 29, 1890. His estate sold the land to Joanna Hagerman.

No verifiable record has been found on Joanna Hagerman. The name doesn't appear in records until much later and does not tie in to other people with the surname of Hagerman who lived in the Los Angeles area at the time.

On October 30, 1895, Joanna Hagerman deeded the East 12 acres of Lot 157 to Kate Sadler, a 33 year old English artist and sportswoman, who had just immigrated to the United States, along with her companion, Maud Gravely.

Kate Sarah Sadler was born in Dorking, Surrey, England on January 18, 1862. An interesting incident occurred in Elsinore on January 2, 1902, when she was caught hunting ducks after dark, in violation of California law. According to the article, this was not her first offence in this area. The article noted that she lived in Tuluca. This incident did not prevent her from becoming a United States citizen in 1912. She and Gravely were living on the land in 1900, with the latter listed in the U S Census as a "housekeeper". Sadler was listed as a fruit grower at that time. Two of the current trees date from the Sadler ownership, one from around 1900 and the second from about 1904.

On August 16, 1904, Sadler deeded the property to Samuel and Luella Chamberlain. Four of the oak trees appear to have been planted during the Chamberlain's ownership of the property, judging by the age of the trees. The Chamberlain's, both from Illinois, were living in Port Hueneme, in Ventura County, in 1900. It appears that they continued to farm the fruit orchard that was probably planted by Rottschaefer. Samuel Chamberlain passed away on September 6, 1917, at the age of 51. His widow and youngest son, Joseph, moved in with their older son, Leland, living at 967 S. Vermont Avenue. She sold the farm to Albert B. Grieve. Again, no verifiable records could be found on Albert Grieve. He sold the land to the Los Angeles Unified School District in 1924.

The following year, Lankershim High School was built on the site. The School was later renamed North Hollywood High School when the name of the community was changed several years later. Fourth Street became Magnolia Boulevard and Eucalyptus Avenue was renamed Colfax Avenue. All that time, the oak trees continued to grow in the city parkway.

The trees on Magnolia range in age from 64 years to 232 years according to arborist William R. McKinley, whose report is attached to this application. The trees were numbered by McKinley in his report and those numbers are referenced in this writing. Besides the oldest tree (No. 9), which is estimated to be 232 years old, a second tree, (No. 5) is estimated to be 144 years old, indicating that it dates from around 1876, a period when the property was owned by Adolph Rottschäfer. Seven of the trees appear to date from around 1900 thru 1924. Three (Nos. 2, 8 and 14) date from the time of the Great Depression to just before World War II. Another (No. 4) dates from around 1944 and the remaining tree (No. 11) appears to have been planted around 1956. These 5 younger trees were possibly planted to either replace others that died or to fill in gaps in the line after the high school was built on the adjacent land.

The oaks along Magnolia stand today as sentinels from the past, leading the land through the present into the future.

The Magnolia Boulevard Oak Trees qualify for Los Angeles Historic Cultural Monument status under because they are “identified with events of national, state, or local history, for exemplifying significant contributions to the broad cultural, economic or social history of the nation, state, city or community” by giving us a view of life when the Valley was just beginning to become what it is today.

Magnolia Boulevard Oak Trees

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Miss Kate Sadler Nabbed Again.....January 3, 1902, Page 14
Site for School is Selected.....April 6, 1924, Page E4
Roads to be Improved in Lankershim.....September 13, 1925, Page F10

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German Birth Records
Los Angeles County Assessors Records
Los Angeles County Subdivision Maps
Social Security Death Index
United States Census Records
United States Immigration and Naturalization Records
World War I Draft Registration Records





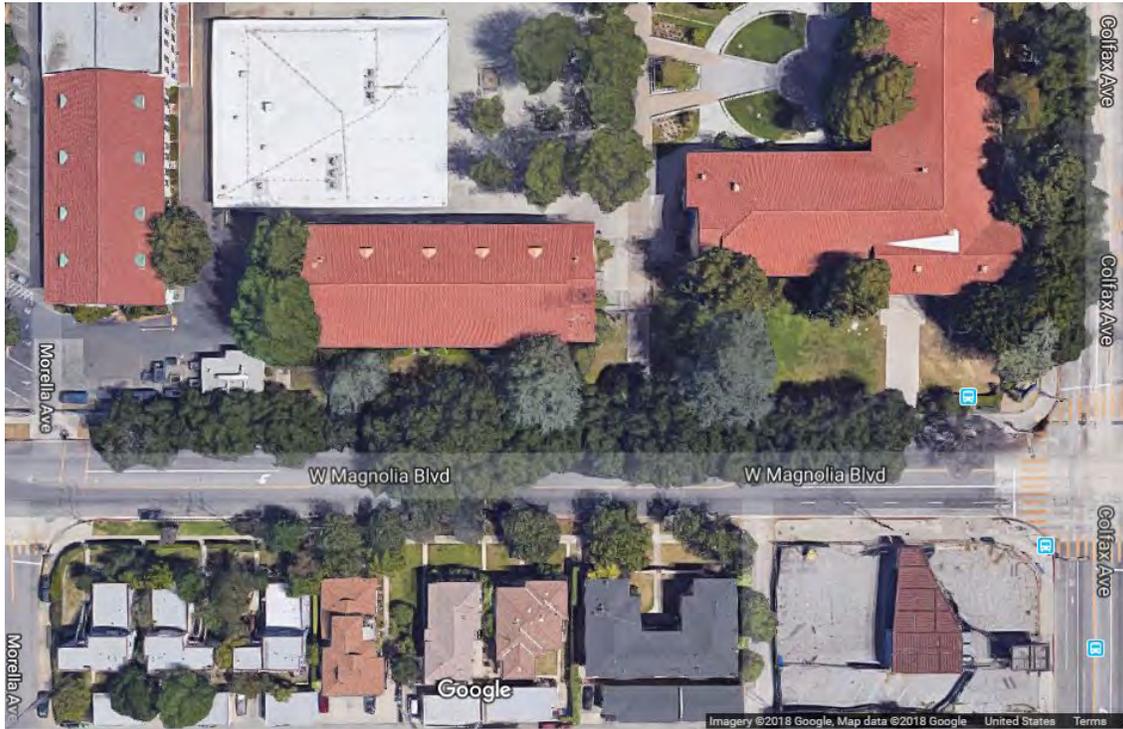
Magnolia Boulevard Oak Trees Photographs



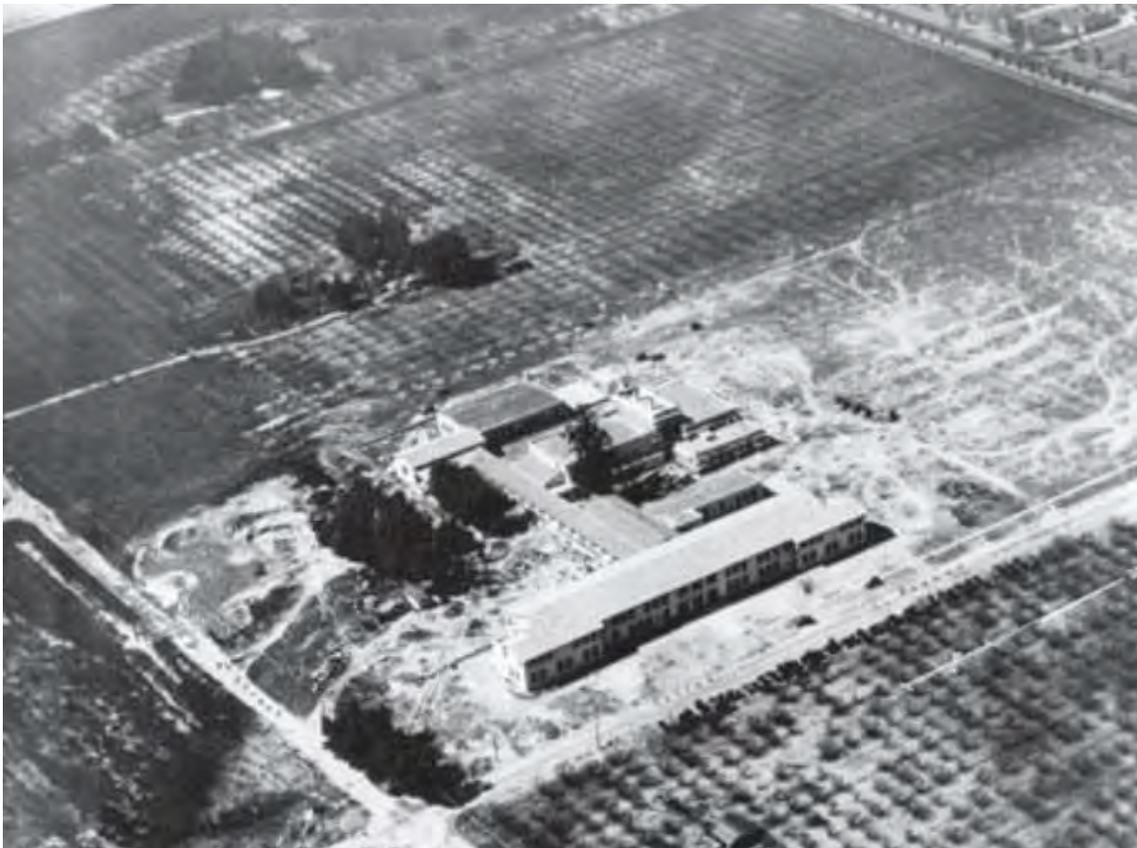
Magnolia Boulevard Oak Trees, 11701-57 Magnolia Boulevard, Apr 28, 2017 (Photograph by Charles J. Fisher)



Magnolia Boulevard Oak Trees, 11701-57 Magnolia Boulevard, Apr 28, 2017 (Photograph by Charles J. Fisher)



Magnolia Boulevard Oak Trees, satellite view, 11701-57 Magnolia Boulevard, Jan 2018 (Photograph by Google Earth)



Magnolia Boulevard Oak Trees at bottom of 1927 ariel view, 11701-57 Magnolia Boulevard, Apr 1927 (Unknown Photographer)



Magnolia Boulevard Oak Trees, 11701-57 Magnolia Boulevard, Apr 28, 2017 (Photograph by Charles J. Fisher)



Magnolia Boulevard Oak Trees, 11701-57 Magnolia Boulevard, Apr 28, 2017 (Photograph by Charles J. Fisher)



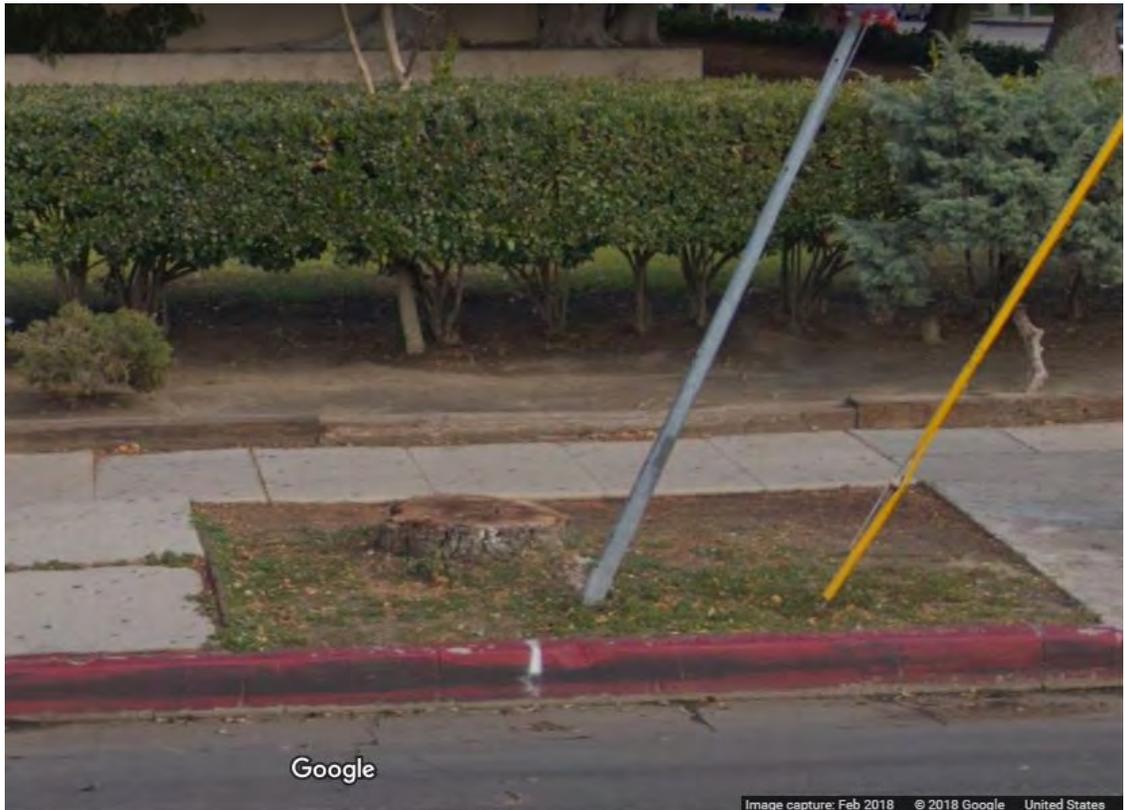
Magnolia Boulevard Oak Trees, original tree, 11701-57 Magnolia Boulevard, Apr 28, 2017 (Photograph by Charles J. Fisher)



Magnolia Boulevard Oak Trees, 11701-57 Magnolia Boulevard, Apr 28, 2017 (Photograph by Charles J. Fisher)



Magnolia Boulevard Oak Trees, 11701-57 Magnolia Boulevard, Apr 28, 2017 (Photograph by Charles J. Fisher)



Magnolia Boulevard Oak Trees, stump of tree that died, 11701-57 Magnolia Boulevard, Feb 2018 (Photo by Google street view)



Magnolia Boulevard Oak Trees, 11701-57 Magnolia Boulevard, Apr 28, 2017 (Photograph by Charles J. Fisher)



Magnolia Boulevard Oak Trees, 11701-57 Magnolia Boulevard, Apr 28, 2017 (Photograph by Charles J. Fisher)



Coast Live Oak

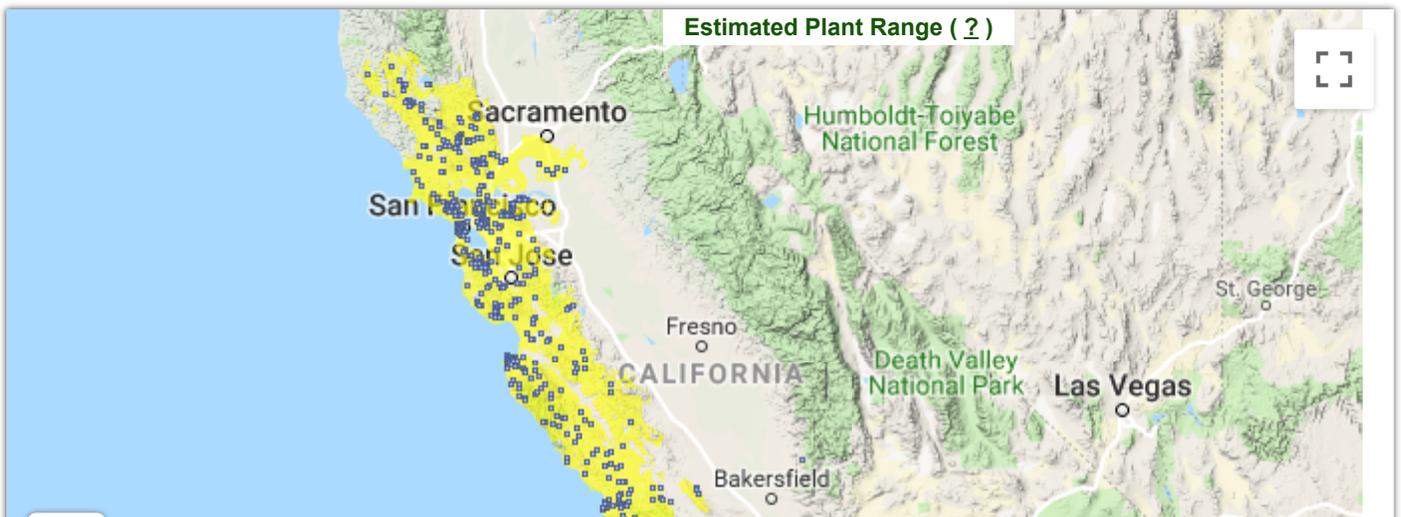
Quercus agrifolia

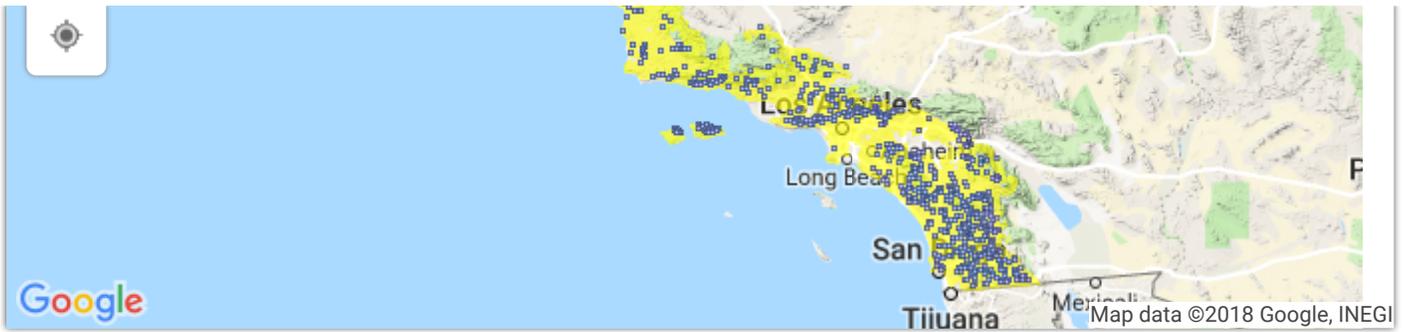


© 2010 Calscape. Photo taken at Quail Botanical Garden



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About Coast Live Oak (*Quercus agrifolia*)

The Coast Live Oak is a beautiful evergreen oak that grows predominantly west of the central valleys, as far north as Mendocino County, and as far south as northern Baja California in Mexico. This tree typically has a much-branched trunk and reaches a mature height of 10-25 meters. Some specimens may attain an age exceeding 250 years, with trunk diameters up to three or four meters. Its form is highly variable, and younger trees are often shrubby. The trunk, particularly for older individuals, may be highly contorted, massive and gnarled. The crown is broadly rounded and dense, especially when aged 20 to 70 years; in later life the trunk and branches are more well defined and the leaf density lower. The leaves are dark green, oval, often convex in shape, 2-7 cm long and 1-4 cm broad; the leaf margin is spiny-toothed, with sharp thistly fibers that extend from the lateral leaf veins. The outer layers of leaves are designed for maximum solar absorption, containing two to three layers of photosynthetic cells. Flowers are produced in early-to-mid spring; the male flowers are pendulous catkins 5-10 cm long, the female flowers inconspicuous, less than 0.5 cm long, with 1-3 clustered together. The fruit is a slender reddish brown acorn 2-3.5 cm long and 1-1.5 cm broad and matures about 7-8 months after pollination (most red oak acorns take 18 months to mature). They will attract a variety of birds and butterflies.

The Coast Live Oak is one of the only California native oak that actually thrives in the coastal environment, although it is rare on the immediate shore; it enjoys the mild winter and summer climate afforded by ocean proximity, and it is somewhat tolerant of aerosol-borne sea salt. The coastal fog supplies relief from the rainless California summer heat. It is the dominant overstory plant of the Coast Live Oak woodland habitat, often joined by California Bay Laurel and California Buckeye north of Big Sur. Associated understory plants include Toyon, various manzanitas, and Western Poison-oak. Normally the tree is found on well drained soils of coastal hills and plains, usually near year round or perennial streams. It's also often found in rocky hillsides that capture and hold more moisture. It may be found in several natural communities including Coast Live Oak woodland, Engelmann Oak woodland, Valley Oak woodland and both northern and southern mixed evergreen forests. While normally found within 100 kilometers of the Pacific Ocean at elevations less than 700 meters, in southern California it occasionally occurs at up to 1,500 meters in altitude.

Coast Live Oaks are fairly easy to grow. Water 1x per week the first year after planting, decreasing to about 1x per month after the first year, until the tree is about 10 feet tall. After that, it's best to avoid direct summer water entirely. In areas with less rainfall, best to plant Coast Live Oaks near an irrigated area. They'll get the water they need by stretching their roots out to the wetter area, but they'll keep the area close to their trunk nice and safely dry. Once they get their roots into the wetter areas, they'll grow rapidly and stay healthy looking all year round. Coast Live Oaks prefer to have their roots shaded, so it's a good idea to surround young specimens with mulch, rocks, or smaller native plants that won't crowd out the young tree trees but will provide shade to the roots. The best mulch is a thick layer of oak leaves. Don't fertilize oaks. They'll amend the soil over time with their own leaves and build the natural mycorrhizal fungus in the soil they need to thrive. Gradually, they become islands of natural fertility that improve the health of the nearby plants.

Plant Description

Plant Type	Tree
Max. Height	25 - 82 ft (7.6 - 25 m)
Max. Width	15 - 35 ft (4.6 - 10.7 m)
Form	Rounded
Fragrance	None
Growth Rate	Moderate. Slow

Dormancy	Evergreen
Leaves	Rigid, tough, smooth, cupped and spiny edged; holly-like
Flower Color	Yellow, Cream, Green
Flowering Season	Spring, Winter
Native Status	Native

Natural Setting

Site Type	Coast live oak occurs in a number of natural settings over a large part of the state, usually below 3,000 ft.. It is often seen in valleys and slopes near (but not in) streams where it is the dominant species in live oak woodland. Chaparral or coastal sage scrub are frequently upslope, with riparian vegetation in the stream. In other areas it is found among numerous other tree species (including other oak species) as part of foothill woodland or mixed evergreen forest. It is occasionally found in native grassland savannahs.
Sun	Sun, Part Shade
Elevation ?	2' - 7280'
Annual Precip. ?	5.7" - 66.6"
Summer Precip. ?	0.14" - 3.04"
Coldest Month ?	36.8° F - 56.8° F
Hottest Month ?	58.0° F - 85.4° F
Humidity ?	0.41 vpd - 36.26 vpd
Soil Description	Tolerates a variety of soils but prefers a deep, well draining loam which it usually develops over time from leaf drop
Soil PH	4.0 - 8.0
Drainage	Medium
Cold Tolerance(° F)	Tolerates cold to 15° F
Companion Plants	A wide variety of species work as either understory or companion plants with Coast Live Oak , including Coyote Brush ; California Buckwheat ; Coast Sagebrush ; Toyon; California Coffeeberry; Woolly Bluecurls; Snapdragon Penstemon ; Fuchsiaflower Gooseberry; California WildRose; Manzanita sp.; Ceanothus sp. ; Salvia sp. and annual wildflowers including Poppy sp. and Chinese Houses
Wildlife Attracted	A great many birds, mammals, reptiles and invertebrates utilize oak trees and oak woodlands. Oaks are among the most important wildlife plants. The following butterflies use Oaks as host plant: California Sister, Propertius Duskywing, Mournful Duskywing, Golden Hairstreak, and Gold-Hunter's Hairstreak.

Landscaping Information

Ease of Care	Very Easy
Water Requirement ?	Low
Popularity	Very Popular
Max. Summer Water ?	No Summer Water
Mulch	Organic with Rocks
Pruning	Best to prune during July or August, when the trees are not normally growing, and when the dry weather is less likely to support pathogens that

Coast Live Oak, *Quercus agrifolia* growing, and when the dry weather is less likely to support pathogens that may attack the wounds. As much as possible, avoid pruning large limbs as this exposes the tree to possible infection and can take many years to recover. Avoid over-thinning interior branches or "lion tailing."

Pest Control

Oaks are susceptible to several pests and diseases including Gold Spotted Oak Borer and Sudden Oak Death. The best prevention for these maladies is to avoid moving firewood outside the area where it was grown and sterilizing pruning instruments after each use.

Propagation ?

Propagation by acorns is relatively simple. Best acorns sink in water, have a more or less even mix of green, yellow and brown color, and pop out of their caps easily. Plant acorns on their sides, at depth of 1.5x its diameter. Keep moist until germinated and at least 3-4 weeks after the seedling pushes out of the ground. For propagating by seed: Fresh seeds sow in fall outdoors or stratify to hold for spring sowing. (USDA Forest Service 1974).

Common uses

Bank Stabilization, Hedges, Deer Resistant, Bird Gardens, Butterfly Gardens

Nursery Availability

Commonly Available

Nurseries

[Artemisia Nursery](#), [Bay Natives](#), [Belmont Nursery](#), [California Flora Nursery](#), [Capitol Wholesale Nursery](#), [Central Coast Wilds](#), [CNPS SCV Nursery](#), [Cornflower Farms](#), [East Bay Wilds](#), [El Nativo Growers, Inc.](#), [Elkhorn Native Plant Nursery](#), [Garden Growers Nursery](#), [GGNRA Parks Conservancy -Native Plant Nursery](#), [Gold Rush Nursery](#), [Grow Native Nursery - Rancho Santa Ana Botanical Garden](#), [Hahamongna Native Plant Nursery](#), [High Ranch Nursery](#), [Las Pilitas](#), [MAIN STREET TREES](#), [Manzanita Nursery](#), [Matilija Nursery](#), [Mockingbird Nurseries Inc](#), [Moosa Creek Nursery](#), [Native Here Nursery](#), [Oaktown Native Plant Nursery](#), [Rana Creek Wholesale Nursery](#), [Rancho Santa Ana Botanic Garden - Grow Native Nursery](#), [RECON Native Plants](#), [S&S Seeds Inc](#), [San Bruno Mountain Watch](#), [San Marcos Growers](#), [Santa Barbara Natives](#), [Sonoma Valley Wholesale Nursery](#), [Stover Seeds](#), [Suncrest Nurseries, Inc](#), [The Acorn Cap](#), [The Acorn Cap](#), [The Growing Grounds Farm](#), [The Watershed Nursery](#), [Tree of Life Nursery](#), [UC Botanical Garden California Native Plants Nursery](#), [Yerba Buena Nursery](#).

Other Names

Common Names

California Live Oak

Sources include: Wikipedia. All text shown in the "About" section of these pages is available under the Creative Commons Attribution-ShareAlike License. Plant observation data provided by the participants of the California Consortia of Herbaria, Sunset information provided by Jepson Flora Project. Propagation from seed information provided by the Santa Barbara Botanical Garden from "Seed Propagation of Native California Plants" by Dara E. Emery. Sources of plant photos include CalPhotos, Wikimedia Commons, and independent plant photographers who have agreed to share their images with Calscape. Other general sources of information include Calflora, CNPS Manual of Vegetation Online, Jepson Flora Project, Las Pilitas, Theodore Payne, Tree of Life, The Xerces Society, and information provided by CNPS volunteer editors, with special thanks to Don Rideout. Climate data used in creation of plant range maps is from PRISM Climate Group, Oregon State University, using 30 year (1981-2010) annual "normals" at an 800 meter spatial resolution.

Links: [Jepson eFlora Taxon Page](#) [CalPhotos](#) [Wikipedia](#) [Calflora](#)

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McKinley & Associates (818) 240-1358

Arborist Report

11701-11757 West Magnolia Blvd.
Valley Village, California

Prepared for:

Mr. Marc Woersching
Valley Village Neighborhood Council
P.O. Box 4703
Valley Village, CA 91617

Prepared by:

William R. McKinley, Consulting Arborist
American Society of Consulting Arborists
Certified Arborist #WE-4578A
International Society of Arboriculture
1734 Del Valle Avenue
Glendale, CA 91208

Arborists and Environmental Consultants



April 7, 2020

Mr. Marc Woersching
Valley Village Neighborhood Council
P.O. Box 4703
Valley Village, CA 91617

Dear Mr. Woersching:

Recently I was contacted by Charles J. Fisher, Historian/Consultant on your behalf to prepare an Arborist Report to document the age, size and condition of the Oak trees growing near the street in front of the properties at 11701-11757 West Magnolia Blvd., Valley Village. The following report summarizes my findings:

Background

After meeting with Mr. Fisher, corresponding with you and arranging for payment I made arrangements to begin my site inspection of the properties at 11701-11757 West Magnolia Blvd., Valley Village. I began my inspection on Thursday, March 19, 2020 at 1:30 p.m. It was my understanding that I would be estimating the age of the trees as well as documenting their location, size, health and condition. My observations are noted in the Tree/Site Inspection Section.

Tree/Site Inspection

Tree #1 is a Quercus agrifolia or Coast Live Oak. The tree measures approximately 30 inches in diameter at D.B.H. (Diameter Breast Height) as measured 54 inches above the soil grade. The dripline measures approximately 27 feet and the spread of the tree is roughly 54 feet. The height of the tree is estimated to be approximately 55 feet tall. The tree is located 115 feet west of the intersection of Colfax Avenue and Magnolia Blvd. It is 5 feet north of Magnolia Blvd. The Oak is a City of Los Angeles Street Tree. The tree is situated inside a 9 feet x 11.5 feet tree planter. It is surrounded by concrete sidewalk and paving. There is no irrigation or landscape. The tree is in front of North Hollywood High School. The lower trunk is intact. No mushrooms, cavities or decay was observed. Western Sycamore Borer is on the trunk. Surface roots are visible near the tree's trunk. This single-trunk specimen forms 2 co-dominant stems at a point 10 feet above the ground. The stem union is normal. The concrete bus bench pad is cracked on the west side of the tree due to tree root growth. The tree grows upright and the crown is balanced with minor asymmetry. The crown has been pruned and raised over the street and sidewalk. The foliage size and color is normal. The crown density is fair. The Oak has new growth and is flowering. The tree is in good health and condition. Rating: B



Tree/Site Inspection-Continued

Tree #2 is a Quercus agrifolia or Coast Live Oak. The tree measures approximately 20 inches in diameter at D.B.H. The dripline measures approximately 16 feet and the spread of the tree is roughly 32 feet. The height of the tree is estimated to be approximately 50 feet tall. The tree is located 29 feet west of Tree #1 and 5 feet north of Magnolia Blvd. It is situated in a 9.5 x 11.5 foot tree planter surrounded by concrete sidewalk and paving. It is a City Street Tree. There is no irrigation or landscape near the tree. Old galvanized pipe wraps around the north side of the trunk. Western Sycamore Borer insect damage is visible on the lower trunk. This single-trunk tree forms 2 unequal size stems at a point 7 feet above the ground. The stem union is normal. It is crowded by larger Oak trees on the east and west sides. The crown has been pruned and raised. The tree is balanced with minor asymmetry. New growth is visible in the crown and the tree is flowering. The foliage size and color appear normal. The crown density is fair. The tree is in slightly below average health and condition. Rating: C-

Tree #3 is a Quercus agrifolia or Coast Live Oak. The tree measures approximately 27 inches in diameter at D.B.H. The dripline measures approximately 20 feet and the spread of the tree is roughly 40 feet. The height of the tree is estimated to be approximately 60 feet tall. The tree is located 30 feet west of Tree #2 and 5 feet north of Magnolia Blvd. It is situated in a 9 x 17.5 foot tree planter surrounded by concrete sidewalk and paving. There is no irrigation or landscape near the tree. It is a City Street Tree. Surface roots are visible near the trunk. The concrete curb is partially broken by Oak roots near the southeast corner of the planter. This single trunk tree forms 2 co-dominant stems at a point 7 feet above the ground. The stem union is normal. There is Western Sycamore Borer insect damage on the bark tissue along the lower trunk area. The tree is crowded by Oaks on the east and west side however the tree's crown is balanced with minor asymmetry. The crown has been pruned and raised. The foliage size and color appear normal. There is new growth visible in the crown and the tree is flowering. The tree is in good health and condition. Rating: B

Tree #4 is a Quercus agrifolia or Coast Live Oak. The tree measures approximately 19 inches in diameter at D.B.H. The dripline measures approximately 16 feet and the spread of the tree is roughly 32 feet. The height of the tree is estimated to be approximately 45 feet tall. The tree is located 30 feet west of Tree #3 and 5 feet north of Magnolia Blvd. It is situated in a 9 x 10 foot tree planter surrounded by concrete sidewalk and paving. There is no irrigation or landscape near the tree. It is a City Street Tree. This single trunk tree forms 2 co-dominant stems at a point 10 feet above the ground. There is included bark at the stem union creating weak structure. The tree recently had a 10 inch diameter limb removed on the west side. There is Western Sycamore Borer insect damage on the bark tissue along the lower trunk area. It appears that an 8 inch diameter limb on the south side failed. Decay and termite damage is visible in the wound. Several large limbs have been pruned and removed. Wound closure is fair. The tree is crowded by Oaks on



Tree/Site Inspection-Continued

the east and west side however the tree's crown is balanced with minor asymmetry. The crown has been pruned and raised. The foliage size and color appear normal. There is new growth visible in the crown. Crown density is sparse. The tree is in slightly below average health and condition. Rating: C-

Tree #5 is a Quercus agrifolia or Coast Live Oak. The tree measures approximately 36 inches in diameter at D.B.H. The dripline measures approximately 32 feet and the spread of the tree is roughly 64 feet. The height of the tree is estimated to be approximately 60 feet tall. The tree is located 28 feet west of Tree #4 and 5 feet north of Magnolia Blvd. It is situated in a 9 foot wide parkway which starts 2.5 feet east of the tree's trunk. It is bordered by concrete sidewalk on the north side and concrete curb and asphalt street on the south side. Concrete hardscape is on the east side of the tree. There is no irrigation or landscape near the tree. The tree's crown has been pruned and raised. There is Western Sycamore Borer insect damage on the tree's bark along the lower trunk area. This single-trunk tree forms 2 co-dominant stems at 8 feet above the ground. The union of these stems is normal. It is crowded by Oak trees on the east and west side however the crown is balanced with minor asymmetry. The foliage size and color appear normal. The crown density is normal. New growth and flowering were observed in the tree's crown. The tree is in very good health and condition. Rating: B+

Tree #6 is a Quercus agrifolia or Coast Live Oak. The tree measures approximately 29 inches in diameter at D.B.H. The dripline measures approximately 20 feet and the spread of the tree is roughly 40 feet. The height of the tree is estimated to be approximately 50 feet tall. The tree is located 28 feet west of Tree #5 and 5 feet north of Magnolia Blvd. It is situated in a 9 foot wide parkway bordered by concrete sidewalk on the north and concrete curb and asphalt street on the south. There is no irrigation or landscape near the tree. It is a City Street Tree. The crown has been pruned and raised. There is a 10 inch diameter wound on the trunk 2 feet above the ground on the southeast side of the trunk. The heartwood is exposed. It is a single-trunk specimen which forms 4 major multiple stems at a point 5.5 feet above the ground. There is included bark tissue at the stem unions creating weak structure. There is a cavity and decay on 2 of the stems on the north side of the tree. Another cavity was observed on a south growing stem. The tree exhibits poor vigor. It is not compartmentalizing and closing its wounds well. The crown is balanced with minor asymmetry. The foliage size and color appear normal. The crown density is sparse. There is new growth and flowering in the tree's crown. Minor dead wood is visible in the crown. The tree is in below average condition. Rating: D+

Tree #7 is a Quercus agrifolia or Coast Live Oak. The tree measures approximately 24 inches in diameter at D.B.H. The dripline measures approximately 19 feet and the spread of the tree is roughly 38 feet. The height of the tree is estimated to be approximately 45 feet tall. The tree is located 29 feet west of Tree #6 and 5 feet north of Magnolia Blvd. It



Tree/Site Inspection-Continued

is situated in a 9 foot wide parkway bordered by concrete sidewalk on the north and concrete curb and asphalt street on the south. Sidewalk is raised opposite the tree's trunk. There is no irrigation or landscape near the tree. It is a City Street Tree. The tree's crown has been pruned and raised. Large pruning wounds have been made. The wounds have not closed. There is a large wound on the northwest side of the tree which measures 14 inches long, 5 inches wide and 2 inches deep at a point 5 feet above the ground. There is wood rotting decay and termite damage visible inside the wound. This single-trunk specimen forms 2 unequal size stems at a point 12 feet above the ground. The stem union is narrow and there is include bark tissue creating weak structure. There is Western Sycamore Borer insect damage on the bark tissue along the lower trunk. The tree is crowded on the east and west sides by other Oak trees however, the crown is balanced with minor asymmetry. New growth is visible in the tree's crown. The foliage size and color appear normal. The crown density is fair. There is minor dead wood visible in the tree's crown. The tree is in slightly below average health and condition. Rating: C-

Tree #8 is a Quercus agrifolia or Coast Live Oak. The tree measures approximately 22 inches in diameter at D.B.H. The dripline measures approximately 27 feet and the spread of the tree is roughly 27 feet. The height of the tree is estimated to be approximately 50 feet tall. The tree is located 29 feet west of Tree #7 and 5 feet north of Magnolia Blvd. It is situated in a 9 foot wide parkway bordered by concrete sidewalk on the north and concrete curb and asphalt street on the south. The sidewalk is raised opposite the tree's trunk. There is no irrigation or landscape near the tree. Surface roots are visible near the tree's trunk. It is a City Street Tree. The crown has been pruned and raised. Large pruning wounds have closed. The tree is crowded by Oak trees on the east and west side. The tree's crown grows eastward. The Oak tree's crown is unbalanced and asymmetrical. There is Western Sycamore Borer insect damage on the bark tissue along the lower trunk. New growth is visible in the tree's crown and the tree is flowering. The foliage size and color appear normal. The crown density is fair. The tree is in below average health and condition. Rating: D+

Tree #9 is a Quercus agrifolia or Coast Live Oak. The tree measures approximately 58 inches in diameter at D.B.H. The dripline measures approximately 40 feet and the spread of the tree is roughly 80 feet. The height of the tree is estimated to be approximately 65 feet tall. The tree is located 28 feet west of Tree #8 and 5 feet north of Magnolia Blvd. It is situated in a 9 foot wide parkway bordered by concrete sidewalk on the north and concrete curb and asphalt street on the south. The sidewalk is raised and cracked opposite the tree's trunk. There is no irrigation or landscape near the tree. Surface roots are visible near the tree's trunk. There is Western Sycamore insect damage on the bark tissue along the lower trunk area. This single trunk specimen forms multiple stems at a point 9 feet above the ground. It has narrow crotches and weak structure. The tree's crown has been pruned and raised. The foliage size and color appear normal. The crown density is fair. The tree is crowded by nearby Oaks on the east and west side. The crown is balanced with minor asymmetry. The tree is in very good health and condition. Rating: B+



Tree/Site Inspection-Continued

Tree #10 is a Quercus agrifolia or Coast Live Oak. The tree measures approximately 27 inches in diameter at D.B.H. The dripline measures approximately 16 feet and the spread of the tree is roughly 20 feet. The height of the tree is estimated to be approximately 55 feet tall. The tree is located 28 feet west of Tree #9 and 5 feet north of Magnolia Blvd. It is situated in a 9 foot wide parkway bordered by concrete sidewalk on the north and concrete curb and asphalt street on the south. There is no irrigation or landscape near the tree. There is Western Sycamore Borer insect damage on the bark tissue along the lower trunk area. The crown has been pruned and raised. A large limb has been removed on the north side of the tree at 5 feet above the ground. The wound has not closed. There is a cavity 6 inches long, 2 inches wide and 17 inches deep. The tree is crowded by Oaks on the east and west side. The crown is unbalanced and grows west. There is new growth and flowering in the tree's crown. Minor dead wood was observed. The foliage size and color appear normal. The crown density is fair. The tree is in below average health and condition. Rating: D+

Tree #11 is a Quercus agrifolia or Coast Live Oak. The tree measures approximately 16 inches in diameter at D.B.H. The dripline measures approximately 10 feet and the spread of the tree is roughly 19 feet. The height of the tree is estimated to be approximately 25 feet tall. The tree is located 29 feet west of Tree #10 and 5 feet north of Magnolia Blvd. It is situated in a 9 foot wide parkway bordered by concrete sidewalk on the north and concrete curb and asphalt street on the south. There is no irrigation or landscape near the tree. There is Western Sycamore Borer insect damage on the bark tissue along the lower trunk area. The crown has been pruned and raised. Surface roots are visible near the tree's trunk. The trunk is bowed to the west then turns and grows upright. The tree is crowded by Oaks on the east and west side. The crown is balanced with minor asymmetry. There is new growth and flowering in the tree's crown. The foliage size and color appear normal. The crown density is fair. The tree is in slightly below average health and condition. Rating: C-

Tree #12 is a Quercus agrifolia or Coast Live Oak. The tree measures approximately 27 inches in diameter at D.B.H. The dripline measures approximately 21 feet and the spread of the tree is roughly 42 feet. The height of the tree is estimated to be approximately 40 feet tall. The tree is located 29 feet west of Tree #11 and 5 feet north of Magnolia Blvd. It is situated in a 9 foot wide parkway bordered by concrete sidewalk on the north and concrete curb and asphalt street on the south. There is no irrigation or landscape near the tree. The concrete sidewalk is raised and cracked northeast of the tree's trunk. There is Western Sycamore Borer insect damage on the bark tissue along the lower trunk area. This single trunk specimen forms 2 co-dominant stems at 9 feet above the ground. The stem union is normal. The crown has been pruned and raised. Surface roots are visible near the tree's trunk. There is epicormic sprouting on the lower trunk. The tree is crowded by Oaks on the east and west side. The crown is balanced with minor asymmetry. There is minor dead wood in the tree's crown. There is new growth and flowering in the tree's crown. The foliage size and color appear normal. The crown density is fair. The tree is in good health and condition. Rating: B



Tree/Site Inspection-Continued

Tree #13 is a Quercus agrifolia or Coast Live Oak. The tree measures approximately 24 inches in diameter at D.B.H. The dripline measures approximately 26 feet and the spread of the tree is roughly 42 feet. The height of the tree is estimated to be approximately 40 feet tall. The tree is located 29 feet west of Tree #12 and 5 feet north of Magnolia Blvd. It is situated in a 9 foot wide parkway bordered by concrete sidewalk on the north and concrete curb and asphalt street on the south. There is no irrigation or landscape near the tree. The tree leans 15 degrees northwest. It is crowded by Oaks on the east and west side. The crown is unbalanced and asymmetrical growing more to the north. There is minor Western Sycamore Borer damage in the lower trunk area. This single-trunk specimen forms 2 co-dominant stems at a point 9 feet above the ground. The crown has been pruned and raised. There is new growth and flowering in the tree's crown. The foliage size and color appear normal. The crown density is fair. The tree is in slightly below average health and condition. Rating: C-

Tree #14 is a Quercus agrifolia or Coast Live Oak. The tree measures approximately 20 inches in diameter at D.B.H. The dripline measures approximately 19 feet and the spread of the tree is roughly 27 feet. The height of the tree is estimated to be approximately 20 feet tall. The tree is located 30 feet west of Tree #13 and 5 feet north of Magnolia Blvd. It is situated in a 9 foot wide parkway bordered by concrete sidewalk on the north and concrete curb and asphalt street on the south. There is no irrigation or landscape near the tree. The concrete sidewalk is lifted and raised opposite from the tree's trunk. There is Western Sycamore Borer insect damage on the bark tissue along the lower trunk. This single-trunk specimen forms 2 co-dominant stems at a point 5 feet above the ground. The crown has been pruned and raised. It is crowded by Oaks on the east and west side. The crown is unbalanced and asymmetrical. There is new growth and flowering in the tree's crown. There is epicormic sprouting and shoots on the trunk and stems. The foliage size and color appear normal. The crown density is fair. The tree is in slightly below average health and condition. Rating: C-

Tree #15 is a Quercus agrifolia or Coast Live Oak. The tree measures approximately 25 inches in diameter at D.B.H. The dripline measures approximately 20 feet and the spread of the tree is roughly 35 feet. The height of the tree is estimated to be approximately 45 feet tall. The tree is located 30 feet west of Tree #14 and 5 feet north of Magnolia Blvd. It is situated in a 9 foot wide parkway bordered by concrete sidewalk on the north and concrete curb and asphalt street on the south. There is no irrigation or landscape near the tree. The concrete sidewalk is cracked and raised opposite the tree's trunk. There is Western Sycamore Borer insect damage on the bark tissue along the lower trunk. The crown has been pruned and raised. The tree is crowded by an Oak on the east side. The crown grows slightly more on the west side. The tree is balanced with minor asymmetry. This single-trunk specimen forms 2 co-dominant stems at a point 8 feet above the ground. There is new growth and flowering in the tree's crown. The foliage size and color appear normal. The crown density is fair. The tree is in good health and condition. Rating: B



Estimated Tree Age

The International Society of Arboriculture or I.S.A. developed a non-invasive method of determining the age of a tree through the use of a formula. The formula involves the tree species, growth factor and diameter.

- Tree #1 *Quercus agrifolia*; Growth Factor 4.0 x 30 inch diameter = 120 years
- Tree #2 *Quercus agrifolia*; Growth Factor 4.0 x 20 inch diameter = 80 years
- Tree #3 *Quercus agrifolia*; Growth Factor 4.0 x 27 inch diameter = 108 years
- Tree #4 *Quercus agrifolia*; Growth Factor 4.0 x 19 inch diameter = 76 years
- Tree #5 *Quercus agrifolia*; Growth Factor 4.0 x 36 inch diameter = 144 years
- Tree #6 *Quercus agrifolia*; Growth Factor 4.0 x 29 inch diameter = 116 years
- Tree #7 *Quercus agrifolia*; Growth Factor 4.0 x 24 inch diameter = 96 years
- Tree #8 *Quercus agrifolia*; Growth Factor 4.0 x 22 inch diameter = 88 years
- Tree #9 *Quercus agrifolia*; Growth Factor 4.0 x 58 inch diameter = 232 years
- Tree #10 *Quercus agrifolia*; Growth Factor 4.0 x 27 inch diameter = 108 years
- Tree #11 *Quercus agrifolia*; Growth Factor 4.0 x 16 inch diameter = 64 years
- Tree #12 *Quercus agrifolia*; Growth Factor 4.0 x 27 inch diameter = 108 years
- Tree #13 *Quercus agrifolia*; Growth Factor 4.0 x 24 inch diameter = 96 years
- Tree #14 *Quercus agrifolia*; Growth Factor 4.0 x 20 inch diameter = 80 years
- Tree #15 *Quercus agrifolia*; Growth Factor 4.0 x 25 inch diameter = 100 years

General Observations

The subject property is located in a commercial, school and multi-family residential neighborhood in the community of Valley Village in the City of Los Angeles. These 15 native Coast Live Oak trees are all City of Los Angeles Street Trees growing in front of North Hollywood High School. The various trunk diameters measured at diameter breast height represent an age range from 64 years all the way to 232 years. Tree #9 is clearly the oldest and largest. This Coast Live Oak was in existence prior to the layout and construction of the streets in the area. Based upon its size and age it certainly would be worthy of historical status. The concrete curb and paving areas are exhibiting damage resulting from tree root growth. Some of the Oaks have cavities and decay which has resulted from large pruning wounds which have not closed.

Recommendation

Based upon my inspection of the subject property and Coast Live Oak trees it is my recommendation that any future plans for street widening consider the size, age and value of these street trees to the community as well as the City of Los Angeles. If future street widening is being considered it would be preferable to examine the viability of widening the south side of Magnolia Blvd instead of the north side. As you can see, these Oak trees are quite old and many of the trees exhibit surface rooting qualities. Any major street



Recommendation-Continued

widening and encroachment toward the trunks of these trees would have a severe negative impact on the health and condition of these Oaks. I would recommend the following items be addressed:

- 1) The concrete bus bench pad is cracked due to root intrusion and needs to be replaced on the west side of Tree #1.
- 2) The old galvanized pipe wrapping around the north side of the trunk of Tree #2 should be carefully cut where possible and removed without harming the Oak.
- 3) Repair the concrete curb near the southeast corner of the tree planter surrounding Tree #3.
- 4) Provide termite control in tree wound areas of Tree #4.
- 5) Prune and remove dead wood from the crown of Tree #6. Provide termite control in cavity areas.
- 6) Provide termite control on wound areas and remove loose debris by hand in open cavity areas of Tree #7.
- 7) The concrete sidewalk is raised opposite the trunk of Tree #8 due to root expansion and the sidewalk must be ground down or otherwise repaired.
- 8) The concrete sidewalk is raised opposite the trunk of Tree #9 due to root growth and the sidewalk must be ground down or otherwise repaired.
- 9) Provide termite control on the cavity of Tree #10 and remove any loose debris in the cavity by hand.
- 10) The concrete sidewalk is raised and cracked northeast of the trunk of Tree #12 due to root growth. The sidewalk must be repaired.
- 11) The concrete sidewalk is raised and lifted opposite the trunk of Tree #14 due to root growth. The sidewalk must be repaired.
- 12) The concrete sidewalk is cracked and raised opposite the trunk of Tree #15 due to root growth. The sidewalk must be repaired.
- 13) Coring and aerating the soil within the tree planter areas is recommended to reduce soil compaction.



Recommendation-Continued

- 14) Mulching the tree planter beds is recommended. Add a 2 inch layer of organic mulch such as landscape bark or tree chippings in the tree planters. The mulch will protect the tree roots and cool the soil surface.
- 15) Prune and remove epicormic sprouts or suckers from the lower areas of the tree trunks so that energy can be directed up into the crowns of the Oak trees.

Summary/Conclusion

In conclusion, it is my professional opinion that these Coast Live Oak trees are a valuable asset to Magnolia Blvd. and any future plans to widen this street must take into account the size and age of these Oaks and the impact that such a project might have on the tree root systems. Widening the south side of Magnolia Blvd. would be preferable to trying to widen the north side of the street and encroaching upon the trunks and roots of these trees. Tree #9 is clearly the largest and oldest of the subject trees. If possible it should receive historical status so that it can be preserved and protected. There is minor curb and sidewalk damage which has resulted from Oak tree root growth and intrusion. These areas will require appropriate repair so that they do not become a hazard and liability. Tree wounds and cavities must be cleared of loose debris and treated for termites. Removal of dead wood in the tree crowns and suckers and epicormic growth on the trunks is recommended. Coring, aerating and mulching the tree planters is encouraged in order to reduce soil compaction, cool the tree roots and provide a more natural growing environment for the Oak trees.

Limitations

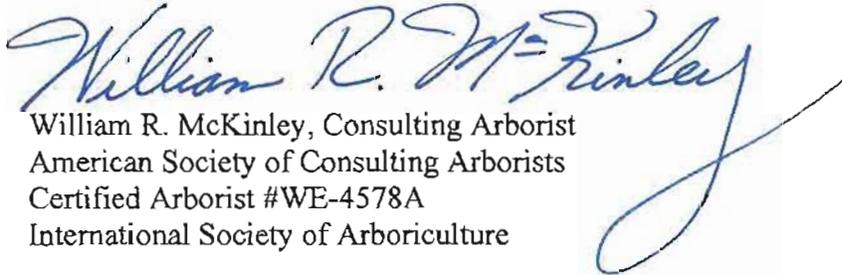
Information contained in this report covers only those areas that were examined and reflects the condition of those areas at the time of inspection. The inspection was limited to visual examination of accessible areas without excavation, drilling or boring. Due to time constraints I was only able to expose and inspect the root crown at the base of the subject tree. 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 tree or property in question may not arise in the future.



McKinley & Associates (818) 240-1358

Thank you for the opportunity to serve you. If you have any further questions, please feel free to contact me during the day on my business cell phone at (818) 426-2432 or you may call my office phone at (818) 240-1358.

Yours truly,

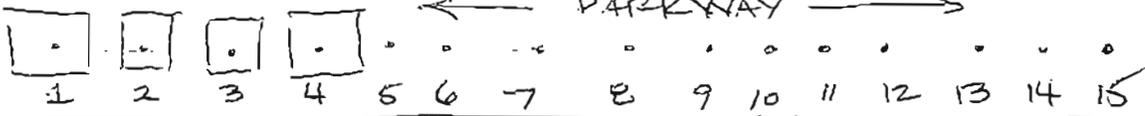


William R. McKinley, Consulting Arborist
American Society of Consulting Arborists
Certified Arborist #WE-4578A
International Society of Arboriculture

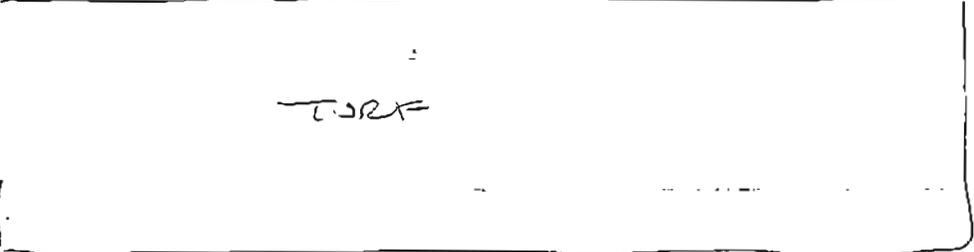
COLFAX AVE.

MAGNOLIA BLVD.

MORELLA AVE.



SIDEWALK



HIGH SCHOOL



Curriculum Vitae

WILLIAM R. MCKINLEY – MCKINLEY & ASSOCIATES

1734 Del Valle Ave.

Email: william@mckinleyarborists.com

Work (818) 426-2432

Glendale, CA 91208

Website: <http://www.mckinleyarborists.com>

Home (818) 240-1358

SUMMARY of QUALIFICATIONS

Practicing Consulting Arborist. Member of American Society of Consulting Arborists (ASCA). Certified Arborist, International Society of Arboriculture since September 30, 1999. I.S.A. Arborist #WE-4572A. Recognized Oak Tree Expert throughout Southern California. Prepare arborist reports for developers, homeowners and attorneys. Assess the landscape value of trees. Assess and identify hazardous trees in the landscape. Provided hillside and Oak Woodland landscape and irrigation recommendations. Provide expert witness testimony on arboriculture related cases. Public speaker and presenter at community service group meetings, homeowner's association meetings and speaker at professional seminars and conferences. Presenter at Trees, People and Our Urban Environment Seminar, March 2002. Arbor Day Guest Speaker, City of Glendale, March 2005. Tree City USA Award Presenter – Glendale Arbor Day 2010, Tree City USA Award Presenter – Glendale Arbor Day 2012, Arbor Day Guest Speaker, Glendale, March 2014.

FULL TIME EMPLOYMENT HISTORY

City of Glendale, Parks, Recreation & Community Services

Park Services Manager-Contract Administration

2001-present

Performs contract administration for Park Services Section. Manage grounds maintenance for sports fields, community buildings, parks, medians, and historic areas. Administers the City's landscape maintenance contract. Writes contract specifications. Administers the bidding process. Awards contracts to successful bidders. Conducts construction meetings and oversees the construction and inspection for these projects. Performs and assumes all former duties and responsibilities under the former Administrative Analyst position. Writes arborist reports. Hazardous tree assessment. Serves as expert witness in tree related cases.

Administrative Analyst

1988-2001

Administer landscape maintenance contract for medians, reservoirs, pump houses and misc. areas. Administer and supervise the Division's Work Management System involving the scheduling and tracking of work and performance of over 50 full-time employees. Supervise one part-time data entry employee and supervise and coordinate with the California Conservation Corps, Boy Scouts and other community service volunteers in the parks. Supervise, monitor and report water and utility usage in the parks. Administer and supervise all tree planting projects and programs including the Arbor Day and Urban Forest Donation programs. Assist with budget preparation and acquisition of capital equipment. Prepare Capital Improvement Project specifications and assist with administering contracts. Administer the City of Glendale's Indigenous Oak Tree Ordinance. Coordinate with Planning, Permit Services, Engineering, Building, Neighborhood Services and Fire Department to insure the care and protection of trees, both during and after construction. Review grading, construction, landscape and irrigation plans. Modify and approve plans as necessary to protect indigenous trees. Perform field inspections on hazardous trees and make recommendations to park staff and the public. Serve as code enforcement officer and paralegal during Administrative Office Hearings regarding Indigenous Oak Tree Ordinance. Perform tree and landscape appraisals. Served as special show and marketing consultant to the Glendale Rose Pruning and Garden Show Committee.

Assistant Planner-Parks

1983-1988

Assisted in park inventory development and implementation of the Work Management System. Served as guest speaker at the National Parks and Recreation Conference on the subject of computers and their role in park maintenance. Supervised the Capital Improvement Project Construction at Pacific Park and Brand Park. Coordinated with and supervised California Conservation Corps. Crews in planting, staking and tying hundreds of trees as part of the Arbor Day Program. Served as Arbor Day Co-Chairman, Glendale Rose Pruning & Garden Show Co-Chairman and President of Glendale Beautiful. Served as Ways and Means Chairman C.P.R.S. District XIV.

EDUCATION

- 1983 California Polytechnic University, Pomona
Bachelor of Science Degree, Park Administration
Graduated *Magna Cum Laude*, Grade Point Average: 3.57
- 1983-Present CAU's-University of California. Landscape Contract Maintenance. Hazardous Tree Identification & Assessment. Specimen Tree Appraisal. Advanced Tree Appraisal Theory and Practice. Tree and Landscape Liability - Trees and the Law. Oak Tree Symposium Graduate. Knowledge of oak tree physiology and native plant habitat. ASCA 2007 Consulting Academy. National Arbor Day Foundation Graduate. Symposiums: Construction Around Trees. Trees and the Law. Recognized Tree Expert. City of Los Angeles. County of Los Angeles. City of Pasadena. City of La Canada Flintridge. City of Burbank. City of Calabasas. County of Ventura. City of Santa Clarita.

HONORS & ACTIVITIES

- 1999 - Present - Certified Arborist-International Society of Arboriculture
1996-1999 - Secretary/Treasurer, C.P.R.S. Park Operations Section
1994-1995 - President, C.P.R.S. District XIV
1994-1995 - Treasurer, Glendale Beautification Advisory Council
1992-1994 - Treasurer, C.P.R.S. District XIV
1993, 1994, 1995 C.P.R.S. Park Operations Scholarship
First, Second and Third Year Graduate, Pacific Southwest Maintenance Mgmt. School
1988-1990 - President, Glendale Beautiful
1980, 1981 - Twice placed on Dean's Honor List
1982 - Who's Who in American Colleges and Universities
1978 - Recipient of Wayne Striker Memorial Scholarship
1975 - Awarded Eagle Scout Rank, Boy Scouts of America
Member - American Society of Consulting Arborists (ASCA)
Member - International Society of Arboriculture
Member - Western Chapter, International Society of Arboriculture
Member - Glendale Beautiful
Past Member - National Arbor Day Foundation
Past Member - California Oak Foundation

REFERENCES

- Randall S. Stamen, Attorney/Arborist (951) 787-9788
Susan & Gary Sims, Sims Tree Specialists (951) 685-6662
Peter & Diana Harnisch, Harnisch Tree Care (626) 444-7997

PROFESSIONAL SERVICE FEE

Site Inspection	-	\$100.00 per hour
Consultation	-	\$125.00 per hour
Arborist Report	-	\$150.00 per hour
Public Hearing	-	\$200.00 per hour
Arbitration	-	\$225.00 per hour
Deposition	-	\$250.00 per hour
Court Witness	-	\$350.00 per hour



San Fernando Mission on July 18, 1988, photographed by the author

HCM No. 23

SAN FERNANDO MISSION,

15151 San Fernando Mission Boulevard, Mission Hills. The Mission San Fernando Rey de España was established on September 8, 1797 by the Padre Fermin Francisco de Lasuén. The Mission was abandoned in 1846 when the Mexican government secularized the California Missions. It had severely deteriorated by the 1890s, when the Archdiocese finally bought back the property. The Chapel and other buildings were restored by the California Landmarks Club under the leadership of Charles Fletcher Lummis in time for the

Mission's centennial on September 9, 1897. The chapel was demolished and reconstructed after being severely damaged in the 1971 Sylmar Earthquake. The original Convento Building still remains on the site as the largest adobe building in California and was placed on the National Register on October 27, 1988. It was seventeenth in the chain of California Missions. The Mission is California Historic Landmark No. 157. Open to the public, call (818) 361-0186 for further information. **Declared: August 9, 1963.**

HCM No. 24

OAK TREE (SITE OF), Louise Avenue, 210 feet south of Ventura Boulevard, Encino. *Quercus agrifolia* judged to be over 1,000 years old. Often referred to as the "Encino Oak or the Lang Oak, the tree was already over 700 years old when the Spanish Explorers first arrived in the area. As Encino was developed into a residential community in the mid-20th century, the Encino oak became recognized as a landmark, known for its size and longevity. It was recognized as "the oldest known tree in the city of Los Angeles." A California live oak tree is considered



Oak Tree on January 1, 1989, photograph by the author

to be old at 300 years, and arborists considered the Encino tree's longevity to be extraordinary. One arborist noted, "It's just like standing next to a dinosaur. By the 1990s the tree was suffering from a number of ailments and it collapsed during a severe El Niño storm on February 7, 1998. Neighbors who had tended the tree through many infestations and some damage from cars hitting it were devastated. The city crews had to hunt down equipment that was capable of dealing with the tree's massive trunk. Some people took branches as souvenirs. The Los Angeles Times reported the loss and headlined: "If a Tree Falls in the Valley, We All Hear It". Today only the tree's stump remains at the site. **Declared: September 6, 1963**

L. T. GARNSEY, PHYS. J. E. PLATER, TRNG. F. C. GARRETT, SURV.

DIRECTORS:

L. T. GARNSEY, A. P. HOFFMAN,
O. MIFERLAND, JAS. K. SOAL,
S. W. LUTWILER, F. C. GARRETT,
S. S. HUNT.

MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE

LANKERSHIM RANCH LAND AND WATER CO.

OFFICE:
44 NORTH SPRING ST.,
LOS ANGELES, CAL.
BEING THE EAST 10000' OF THE SOUTHWEST 1/4 OF THE
RANCH EX MISSION-SAN FERNANDO
LOS ANGELES COUNTY, CALIFORNIA
SURVEYED NOV. 1887 BY E. G. JONES.



THE COURTS.

Today's Calendar.

DEPARTMENT ONE—*Judge Smith.*

People vs. Albert Acevado; burglary; on trial.

DEPARTMENT TWO—*Judge Clark.*

Estate of Nieves Bell, deceased; will.

Estate of Claribel Thompson, deceased; account and distribution.

Estate of M. S. Dimmick, deceased; confirmation of sale of personal property.

Estate of Otis P. Arnold, deceased; will.

Estate of Julia M. Pearson, deceased; final account.

Estate of Adolph Rottschafer, deceased; account and distribution.

Estate of John Small, deceased; account and distribution.

Estate of Jean Baron, deceased; account and distribution.

Estate of J. W. Broaded, deceased; order to show cause.

Estate of A. Urquhart, deceased; order to show cause.

Estate of John A. Hunter, deceased; will.

Estate of Bernard Cohn, deceased; contest: on trial.

DEPARTMENT THREE—*Judge Wade.*

Witmer Bros. Co. vs. J. W. Ellis et al.; foreclosure.

H. C. Witmer vs. J. W. Ellis et al.; quiet title.

J. M. Bracewell vs. G. Foyer; claim and delivery.

P. Beaudry vs. T. C. Narramore; damages.

DEPARTMENT FOUR—*Judge Van Dyke.*

A. Osgoodby vs. J. W. Adams; for money.

J. M. Studebaker vs. J. W. Bessonett; foreclosure.

A. Glassell et al. vs. T. Verdugo et al.; injunction.

DEPARTMENT FIVE—*Judge Shaw.*

J. Alburus vs. B. Ballerino; appeal.

H. Davidson vs. J. Hudson; appeal.

J. C. Hanna vs. E. W. Poindexter; appeal.

DEPARTMENT SIX—*Judge McKinley.*

F. N. Cocks vs. B. C. Latta; motion.

Z. P. King vs. H. Tostman et al.; on trial.

Catherine Escallier vs. Leon Escallier; on trial.

MISS KATE SADLER NABBED AGAIN.

ARDENT ENGLISH SPORTSWOMAN ARRESTED AT ELSINORE.

**Caught by Game Warden in Act of
Shooting Ducks at Unseasonable Hour.
Interesting Programme of New Year's
Sports—Bicycle Road Race.**

ELSINORE, Jan. 2.—[From The Times' Resident Correspondent.] Section 626 of the State game law, which prohibits the killing of game later than one-half hour after sunset, has been violated here so frequently that H. I. Prichard, deputy State Fish Commissioner, of Santa Monica, was informed, and quietly came down here to arrest the guilty parties, Miss Kate Sadler, an enthusiastic English sportswoman from Toluca, was the first one nabbed. Commissioner Prichard concealed himself near her shooting box, and caught her red-handed, so to speak. She raised her gun and fired at a spoon-bill, whereupon the commissioner arose and arrested her. She pleaded guilty before Justice Bonds and was fined \$25, the least penalty allowable for the misdemeanor. Miss Sadler is an old offender in the breaking of game laws, and was arrested once before by Commissioner Prichard near Santa Monica for shooting quail out of season.

SITE FOR SCHOOL IS SELECTED

*Option Taken on Fifteen
Acres at Lankershim; to
Hold Bond Election Soon*

LOCAL CORRESPONDENCE

LANKERSHIM, April 5.—With the Los Angeles Board of Education taking an option on a fifteen-acre boulevard site as the proposed home of the Lankershim High School, to be erected in the newly annexed Lankershim zone is today enjoying experience of growing pains. At the same time the community is said to be fully signing the petition for a water bond election. This means the expenditure of something more than three-quarters of a million dollars for mains to supply the entire district with water from the Aqueduct. Proposed city bonds provide for a branch city hall, fire engine house and city park. Miles of highway leading into the city from every direction are to be paved. Contracts for much of this work are ready to be awarded, while on other projects the proceedings are in various stages of development.

The State Highway Department's headquarters here are being enlarged so that all valley work may be handled from a central station. The Woman's Club is undertaking a campaign to raise funds for the erection of a new clubhouse, and local capital is organizing for the purpose of erecting a commercial hotel.

The industrial outlook is no less encouraging, two new factories having located here within the week. The tractor factory is already installing its machinery in temporary quarters while completing plans to build, and the industry turning out bakers' and confectioners' supplies, such as fruits and syrups, is soon to be ready to meet the demands of the public.

ROADS TO BE IMPROVED IN LANKERSHIM

*High School Tract Lot
Owners to Get Benefits
from Work*

Two important announcements to lot owners and prospective purchasers in the Lankershim High School tract, located opposite the site of the new \$400,000 high school, and which is being developed by the J. D. Millar Realty Company, were made yesterday by J. D. Millar, president of the firm.

The first is the widening of Colfax and Magnolia avenues to eighty feet, and the extension of the latter thoroughfare to connect Lankershim and Burbank. The second is the statement that Riverside Drive, a 100-foot artery, a part of which is now being paved, will be opened through to Los Angeles. This important artery is only a few blocks distant from the high school.

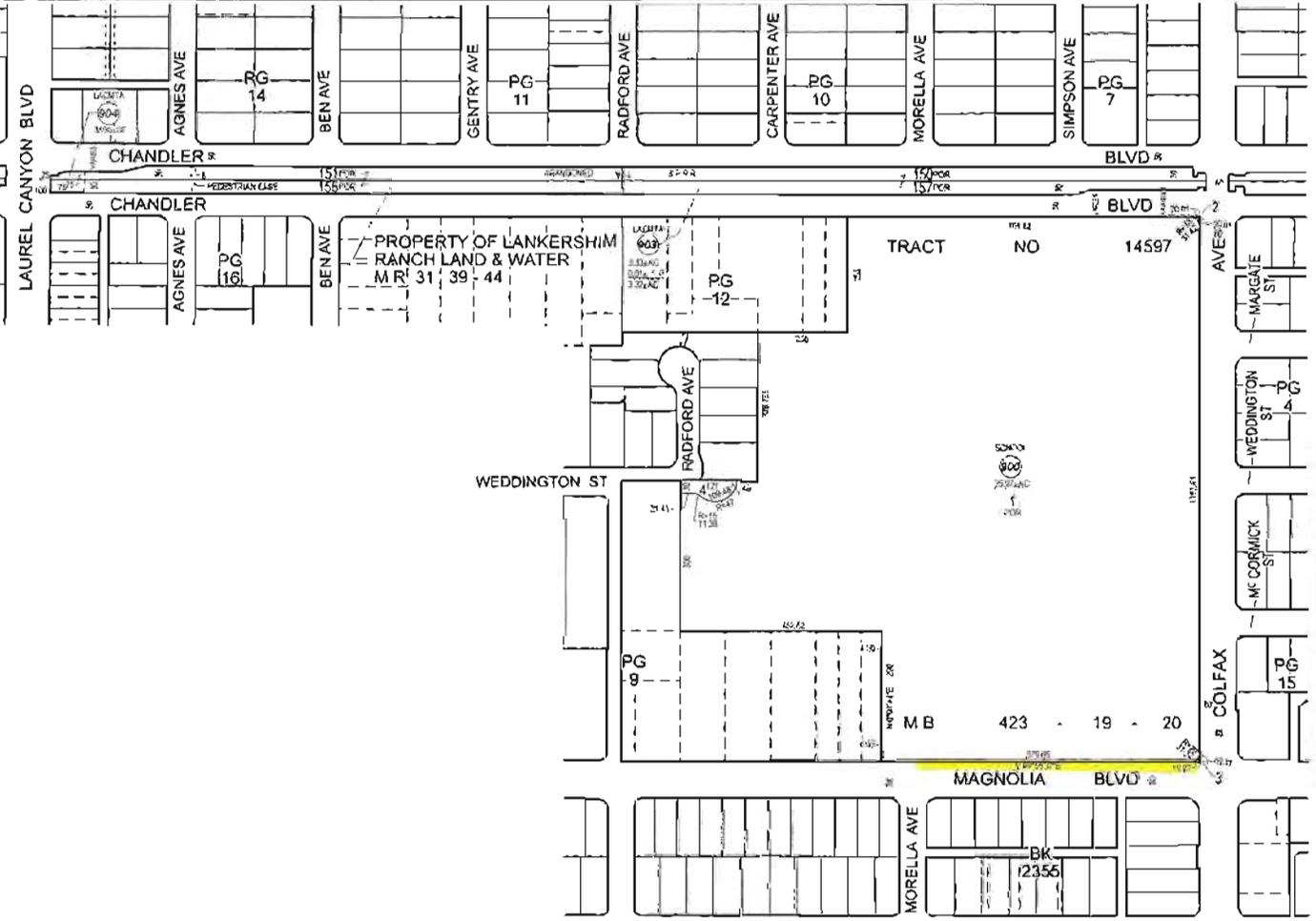
"The importance of the first announcement will be seen at once by those familiar with this district," said Miller. "Magnolia avenue will now be a thoroughfare of major importance and will undoubtedly carry much of the travel between Lankershim and Burbank. It will also be remembered that the site of the new \$400,000 high school is on this street.

"To those who daily travel between Los Angeles and Lankershim the benefits accruing from the extension of Riverside Drive can hardly be overestimated. This highway will actually bring the Lankershim section four miles closer to Los Angeles and will do much to enhance realty values in this district."

2010



MAPPING AND GIS SERVICES SCALE 1" = 200'





City of Los Angeles Department of City Planning

12/11/2020 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

5231 N COLFAX AVE
11755 W MAGNOLIA BLVD
11805 W MAGNOLIA BLVD
11800 W CHANDLER BLVD
5355 N COLFAX AVE
11801 W MAGNOLIA BLVD

ZIP CODES

91601
91607

RECENT ACTIVITY

CHC-2020-7441-HCM
ENV-2020-7442-CE

CASE NUMBERS

CPC-2014-67-SP
CPC-19XX-1477
CPC-1994-211-CPU
CPC-1986-446-GPC
CPC-1986-243-MOR
ORD-183735
ORD-183497
ORD-171096-SA160
ORD-168613
ORD-165108-SA5410
ORD-164207
ZA-19XX-21182
ZA-19XX-20918
OB-10765

Address/Legal Information

PIN Number	171B169 148
Lot/Parcel Area (Calculated)	1,100,617.7 (sq ft)
Thomas Brothers Grid	PAGE 562 - GRID G2 PAGE 562 - GRID H2
Assessor Parcel No. (APN)	2348013900
Tract	TR 14597
Map Reference	M B 423-19/20
Block	None
Lot	LT 1
Arb (Lot Cut Reference)	1
Map Sheet	171B169

Jurisdictional Information

Community Plan Area	North Hollywood - Valley Village
Area Planning Commission	South Valley
Neighborhood Council	Valley Village
Council District	CD 2 - Paul Krekorian
Census Tract #	1251.00
LADBS District Office	Van Nuys

Planning and Zoning Information

Special Notes	None
Zoning	PF-1VL
Zoning Information (ZI)	ZI-2491 Specific Plan: Valley Village ZI-1117 MTA Right-of-Way (ROW) Project Area ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-1365 Specific Plan: Valley Village
General Plan Land Use	Public Facilities
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	VALLEY VILLAGE
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	Yes
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Tier 3
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	Active: North Hollywood Senior High School Active: Amelia Earhart Continuation High School Active: North Hollywood Senior High School (G/HG/HA Magnet) Active: North Hollywood Senior High School (Biological Science & Zoo Magnet)
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	2348013900
Ownership (Assessor)	
Owner1	L A UNIFIED SCHOOL DIST C/O C/O FACILITIES SERVICES DIVISION
Address	333 S BEAUDRY AVE LOS ANGELES CA 90017
Ownership (Bureau of Engineering, Land Records)	
Owner	LOS ANGELES UNIFIED SCHOOL DISTRICT REAL ESTATE BRANCH
Address	355 S GRAND AVE STE 800 LOS ANGELES CA 90071
APN Area (Co. Public Works)*	25.370 (ac)
Use Code	8800 - Miscellaneous - Government Owned Property
Assessed Land Val.	\$2,993,462
Assessed Improvement Val.	\$0
Last Owner Change	02/45/1967
Last Sale Amount	\$0
Tax Rate Area	13
Deed Ref No. (City Clerk)	None
Building 1	No data for building 1
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2348013900]

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

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Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km)	3.8029896
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Hubzone	Not Qualified
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

Housing

Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 2348013900]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No

Public Safety

Police Information

Bureau	Valley
Division / Station	North Hollywood
Reporting District	1545

Fire Information

Bureau	Valley
Batallion	14
District / Fire Station	60
Red Flag Restricted Parking	No

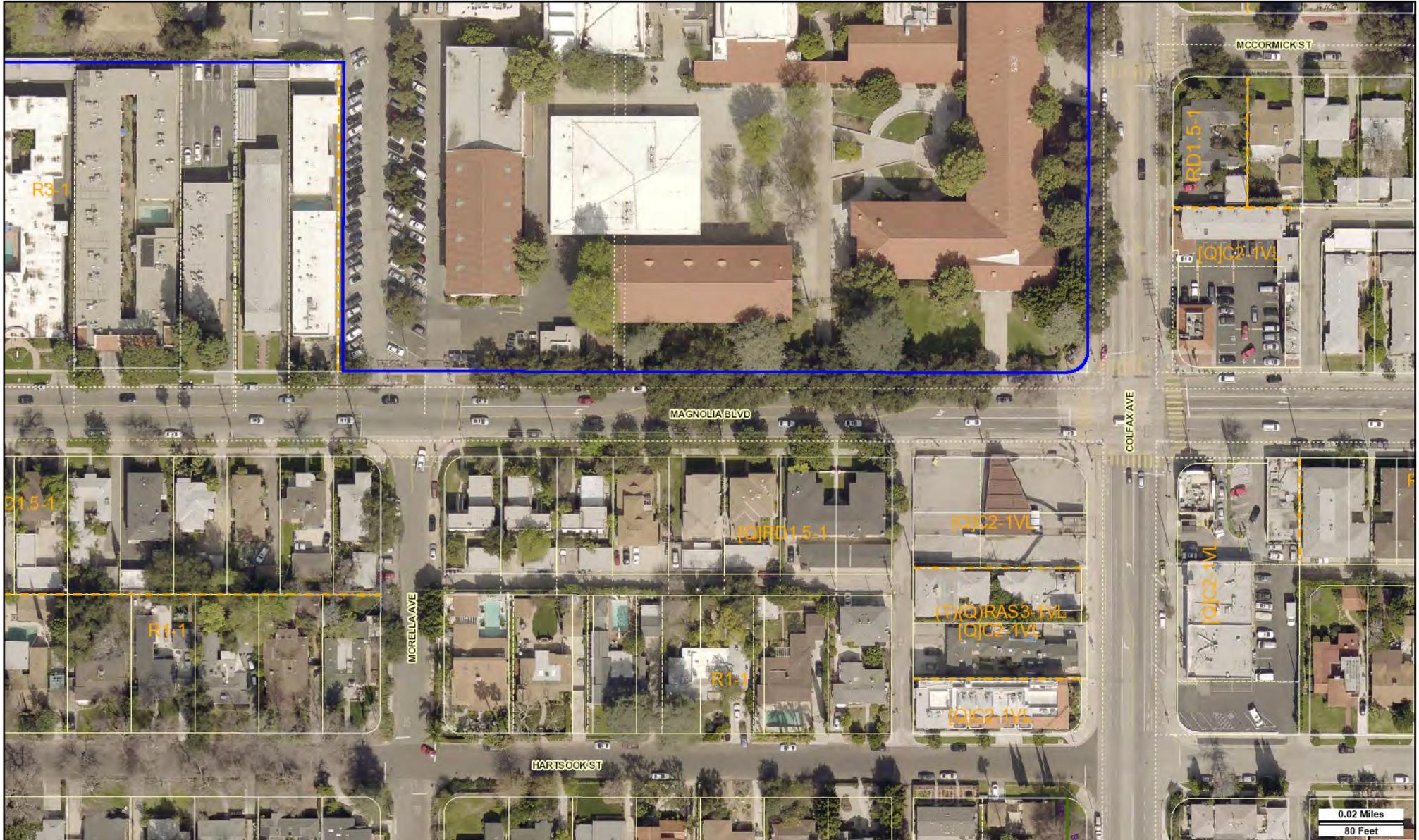
CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2014-67-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	AN AMENDMENT TO THE VALLEY VILLAGE SPECIFIC PLAN, PURSUANT TO SECTION 11.5.7.G.7 OF THE LOS ANGELES MUNICIPAL CODE, TO MAKE BOUNDARY CHANGES THERETO, WHEREBY THE FOLLOWING PARCELS WILL BE EXCLUDED FROM SAID SPECIFIC PLAN: PARCEL 1, LEGALLY DESCRIBED AS FR. 14 OF TRACT 5215, WITH APN 2347015006 AND LOCATED AT 12106 W. BURBANK BOULEVARD, 5547 N. LAUREL CANYON BOULEVARD AND 5555 N. LAUREL CANYON BOULEVARD; PARCEL 2, LEGALLY DESCRIBED AS PT. 151, ARB 21 OF THE LANKERSHIM RANCH LAND AND WATER CO. TRACT AND LOCATED AT 12048 W. BURBANK BOULEVARD, 12050 W. BURBANK BOULEVARD, 12052 W. BURBANK BOULEVARD, 12058 W. BURBANK BOULEVARD AND 5544 N. LAUREL CANYON BOULEVARD; AND PARCEL 3, LEGALLY DESCRIBED AS LEGALLY DESCRIBED AS PT. 151, ARB 22 OF THE LANKERSHIM RANCH LAND AND WATER CO. TRACT, AND LOCATED AT 12032 W. BURBANK BOULEVARD, 12034 W. BURBANK BOULEVARD, 12036 W. BURBANK BOULEVARD, 12038 W. BURBANK BOULEVARD, 12040 W. BURBANK BOULEVARD, 12042 W. BURBANK BOULEVARD AND 12044 W. BURBANK BOULEVARD.
Case Number:	CPC-19XX-1477
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-1994-211-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	NORTH HOLLYWOOD COMMUNITY PLAN UPDATE PROGRAM (CPU) - THE NORTH HOLLYWOOD COMMUNITY PLAN IS ONE OF SIX COMMUNITY PLANS THAT ARE PART OF THE COMMUNITY PLAN UPDATE PROGRAM PHASE 1 (5-1-94 TO12-31-95)
Case Number:	CPC-1986-446-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	PLAN AND ZONE CONSISTENCY - NORTH HOLLYWOOD (JON PERICA)
Case Number:	CPC-1986-243-MOR
Required Action(s):	MOR-MORATORIUMS
Project Descriptions(s):	MORT.ORD.-VALLEY VILLAGE AREA-LIMIT DENSITY OF RES.DEV.TO LOWEST MOST RESTRICTEDZONE IN EACH PLAN DESIG.,MAX. RD1.5 INCLUSIVEOF ANY APPLICABLE DEN.BONUS,& LIMIT DEN. OF COMM. DEVEL. TO A FLOOR/AREA RATIO OF 1.5 TO 1, & LIMIT 2 STORIES OR 30 FT.& LIMIT RANGE OF USES FOR COMM.DEV.TO THAT PERMITTED IN MOST REST.ZONE IN EA.COMM.PLAN DESIG.OR THOSE PERMITTED IN THE CR ZONE IF FALLS WITHIN A RES.PL.DES
Case Number:	ZA-19XX-21182
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ZA-19XX-20918
Required Action(s):	Data Not Available
Project Descriptions(s):	

DATA NOT AVAILABLE

ORD-183735
ORD-183497
ORD-171096-SA160
ORD-168613
ORD-165108-SA5410
ORD-164207
OB-10765



Address: 11801 W MAGNOLIA BLVD

APN: 2348013900

PIN #: 171B169 148

Tract: TR 14597

Block: None

Lot: LT 1

Arb: 1

Zoning: PF-1VL

General Plan: Public Facilities



MAGNOLIA BOULEVARD OAK TREES

11755-11805 W. Magnolia Boulevard

CHC-2020-7441-HCM

ENV-2020-7442-CE

Supplemental Information

Aerial Photographs of Subject Property

Collection of Aerial Photography, University of California, Santa Barbara Library



1927



1928



1937



1940



1944



1952



1960



1971