

TREE REPORT

for

**6831 W. Hawthorn Ave.
Los Angeles, CA 90028
APNs: 5548006001 and 5548006002**

Owner:

Michael Nazzal
Yorkwood LLC
c/o 6831 W. Hawthorn Ave
Los Angeles, CA 90028

Prepared by
Harmony Gardens
12224 Addison Street
Valley Village, CA 91607
Phone (818) 505-9783
Shelley Sparks, RLA # 2896, ASLA
ISA Certified Arborist #WE-10883A

Rev. 25 August 2020

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BACKGROUND

According to Ordinance 177404 the following trees native tree species are protected: Oak trees including indigenous Oaks (*Quercus spp.*), Southern California Black Walnut (*Juglans californica*), Western Sycamore (*Platanus racemosa*) and California Bay Tree (*Umbellularia californica*). Trees that are to be retained on the site need to be protected during any grading process to within 5' of the drip line of the tree to preclude potential damage to the tree. Non-protected trees of 8" caliper or larger need to be noted too.

The protected trees may be relocated or removed upon prior approval of removal if a) its presence prevents the reasonable development of the property, b) the health of the tree is in decline and its restoration is not advisable or feasible c) It is in danger of falling d) It interferes with proposed utility or roadways within or without property e) It has no apparent aesthetic value that will contribute to the appearance and design of a proposed subdivision.

Should a protected tree need to be removed, the first choice would be relocation elsewhere on the same property where the relocation is economically reasonable and favorable to the survival of the tree. Measures may need to be taken to mitigate adverse effects on the tree.

Should a protected tree need to be removed and relocation is not an option, trees of the protected tree species must be replaced within the property by at least four trees of a protected variety with 24" box or larger trees. The size and number of replacement trees shall approximate the value of the tree to be replaced.

STREET TREES

If a street tree requires removal from the site it is necessary to contact the Urban Forestry Division, Bureau of Street Services for the city of Los Angeles at 213-847-3077 and obtain a Street Tree Removal Permit from Board of Public works.

LIMITS OF THE ASSIGNMENT

The investigation is limited to visual inspection Level 1 of subject trees.

SITE CONDITIONS

The 24,797.8 S.F. lot at 6817-6831 W Hawthorn Ave. (APNs: 5548006001 and 5548006002) is flat and contains a parking lot.

The tree survey was conducted on March 7, 2020 and revisited on August 21, 2020. There are no trees on site; the public right of way has two *Ginkgo biloba* trees, a non-protected species. Both trees were tagged. Additionally, there is a dead tree in a tree well. Should the trees require removal, removal of trees in the public right-of-way requires approval by the Board of Public Works. All replacement trees in the public right-of-way shall be provided per the current Urban Forestry Division standards". Adjacent properties are parking lots that contain no trees that will be affected by any development on this property.

EXISTING TREES IN PUBLIC RIGHT OF WAY

Tree A is a *Ginkgo biloba*,
Maidenhair tree, in good condition.
It has a 1" caliper and stands 6'
high and wide.



Tree B is Ginkgo biloba,
Maidenhair tree, in good condition.
It has a 2" caliper and stands 7'
high and 4' wide.



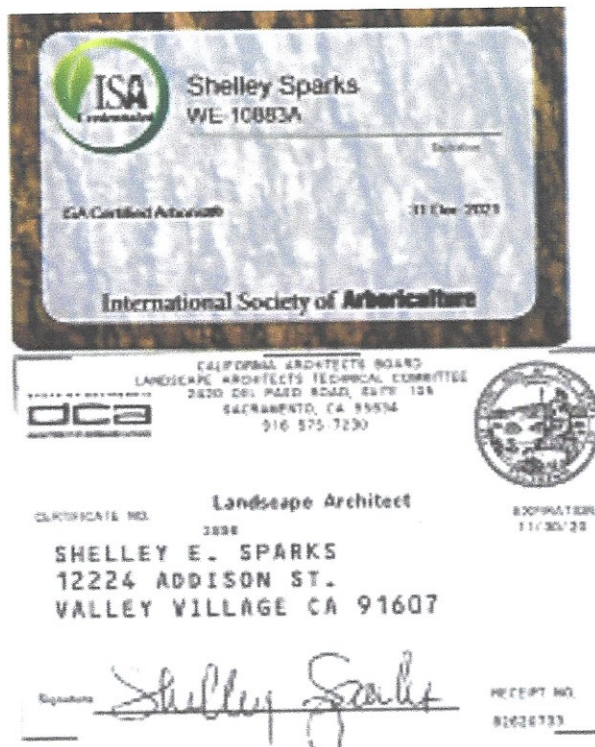
Tree C is a dead tree.



SITE SURVEY



SUMMARY OF TREES						
Tree	Botanical Name	Common Name	Health	Aesthetic	Comments	Protected
Trees in public right of way						
A	<i>Ginkgo biloba</i>	Maidenhair Tree	Good	Good		No
B	<i>Ginkgo biloba</i>	Maidenhair Tree	Good	Good		No
C	Dead Tree					



Respectfully submitted,



Shelley Sparks, RLA #2896, ASLA
ISA Certified Arborist #WE-10883A



LANDSCAPE CALCULATIONS

MINIMUM COMMON OPEN SPACE REQUIRED	6,626 SF
LANDSCAPED COMMON OPEN SPACE REQUIRED (25% OF COMMON OPEN SPACE)	1,657 SF

LANDSCAPED COMMON OPEN SPACE PROVIDED 1,657 SF (25%)

QUANTITY OF UNITS IN DEVELOPMENT	137
QUANTITY OF TREES REQUIRED (1 TREE/ 4 UNITS)	35
QUANTITY OF TREES PROVIDED	35

CANOPY TREE	8
STREET TREE	4
HEDGE (24" BOX)	23

NOTE:
SHRUBS AND/OR TREES SHALL BE CONTAINED WITHIN
PERMANENT PLANTERS AT LEAST 30-INCHES IN DEPTH, AND
LAWN OR GROUND COVER SHALL BE AT LEAST 12-INCHES IN
DEPTH.

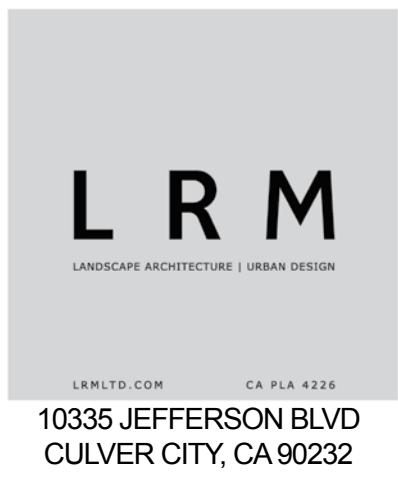
NADEL

NADEL SPECIAL PROJECTS
INC.

1990 S. BUNDY DRIVE
SUITE 400
LOS ANGELES, CA 90025
T. 310.826.2100
F. 310.826.0182
WWW.NADELARC.COM
LOS ANGELES
LAS VEGAS

PROFESSIONAL STAMP(S):

CONSULTANT(S):



CLIENT:

YORKWOOD LLC

DEVELOPER:

11755 WILSHIRE BLVD, SUITE 2140
LOS ANGELES, CA 90025

PROJECT:

HOLLYWOOD & HIGHLAND

6817 - 6831 1/2 W HAWTHORN AVE
LOS ANGELES, CA

KEYPLAN:

PUBLIC AGENCY SUBMITTAL: XXXXXXXX
ISSUED FOR BIDDING: N/A
ISSUED FOR CONSTRUCTION: N/A

REVISIONS:
ISSUE DESCRIPTION: NO. DESCRIPTION DATE

NADEL-PROJECT No.: 19032
PROJECT DATE: APRIL 28, 2020
SCALE: ISSUE:

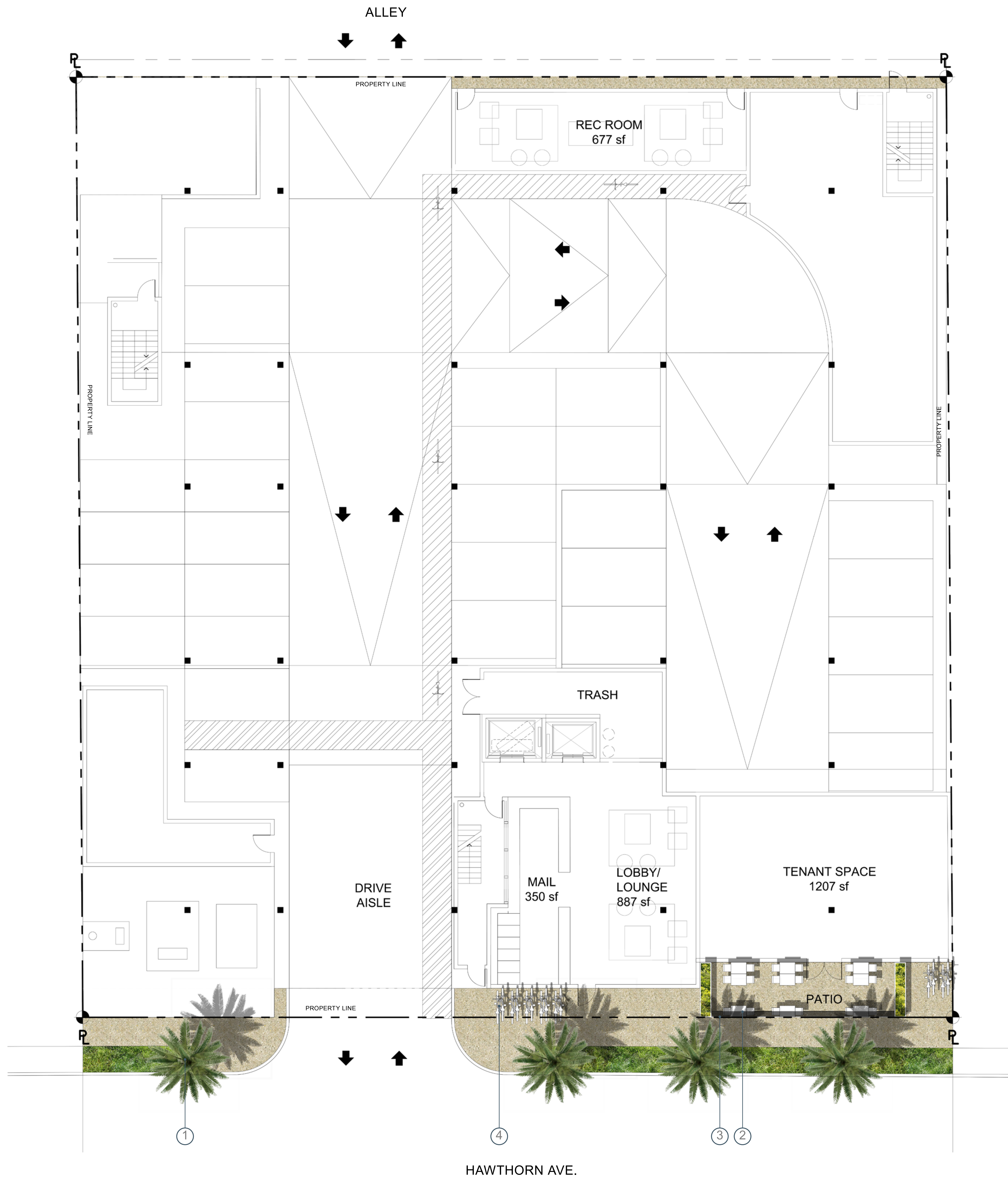
COMPOSITE PLAN

L000

N
SCALE: 1/8" = 1'-0"

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30x42



LEGEND

- ① PROPOSED STREET TREE
- ② OUTDOOR TABLE AND CHAIRS
- ③ TENANT PATIO ENCLOSURE
- ④ BIKE RACK
- ⑤ ENHANCED PAVING
- ⑥ SHADE TREE
- ⑦ DOUBLE-SIDED FIREPLACE WITH SPA AND LOUNGE SEATING
- ⑧ POOL
- ⑨ ARTIFICIAL TURF
- ⑩ DAY BED
- ⑪ BBQ COUNTER
- ⑫ FAMILY TABLE AND CHAIRS
- ⑬ RAISED PLANTER
- ⑭ PARAPET PLANTER
- ⑮ HEDGE
- ⑯ BBQ AND BAR COUNTER
- ⑰ LOUNGE SEATING WITH FIRE PIT
- ⑱ POOL ENCLOSURE
- ⑲ UMBRELLA

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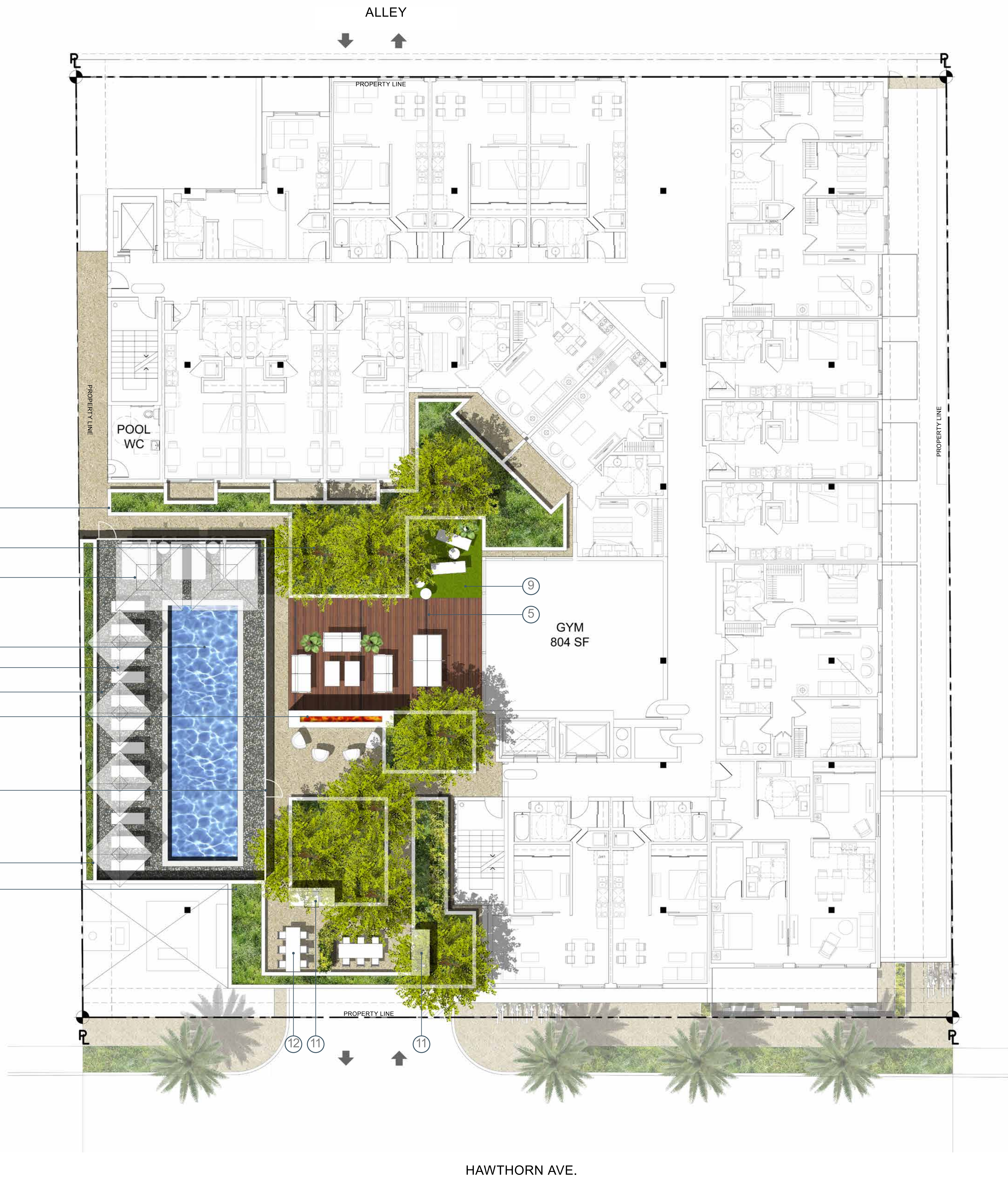
NADEL-PROJECT No.: 19032
PROJECT DATE: APRIL 28, 2020
SCALE: 1/8" = 1'-0"

100% SD NOT FOR CONSTRUCTION

GROUND LEVEL

L001

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SCALE: 1/8" = 1'-0"



LEGEND

- 1 PROPOSED STREET TREE
- 2 OUTDOOR TABLE AND CHAIRS
- 3 TENANT PATIO ENCLOSURE
- 4 BIKE RACK
- 5 ENHANCED PAVING
- 6 SHADE TREE
- 7 DOUBLE-SIDED FIREPLACE WITH SPA AND LOUNGE SEATING
- 8 POOL
- 9 ARTIFICIAL TURF
- 10 DAY BED
- 11 BBQ COUNTER
- 12 FAMILY TABLE AND CHAIRS
- 13 RAISED PLANTER
- 14 PARAPET PLANTER
- 15 HEDGE
- 16 BBQ AND BAR COUNTER
- 17 LOUNGE SEATING WITH FIRE PIT
- 18 POOL ENCLOSURE
- 19 UMBRELLA

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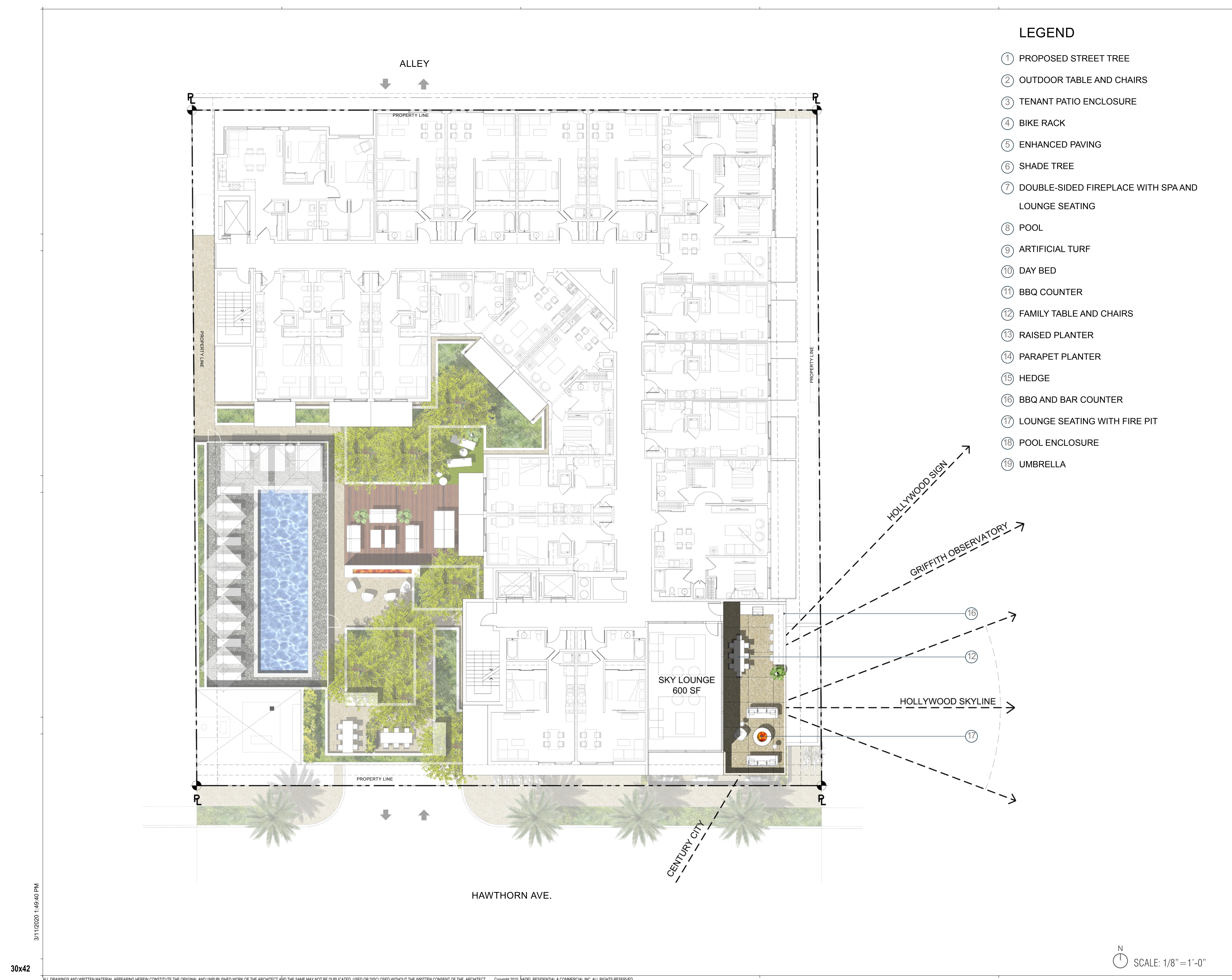
NADEL-PROJECT No.: 19032
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SCALE: ISSUE:

PODIUM LEVEL

L002

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SCALE:

ROOF LEVEL

L003

N
SCALE: 1/8" = 1'-0"

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PLANT LEGEND - TREES

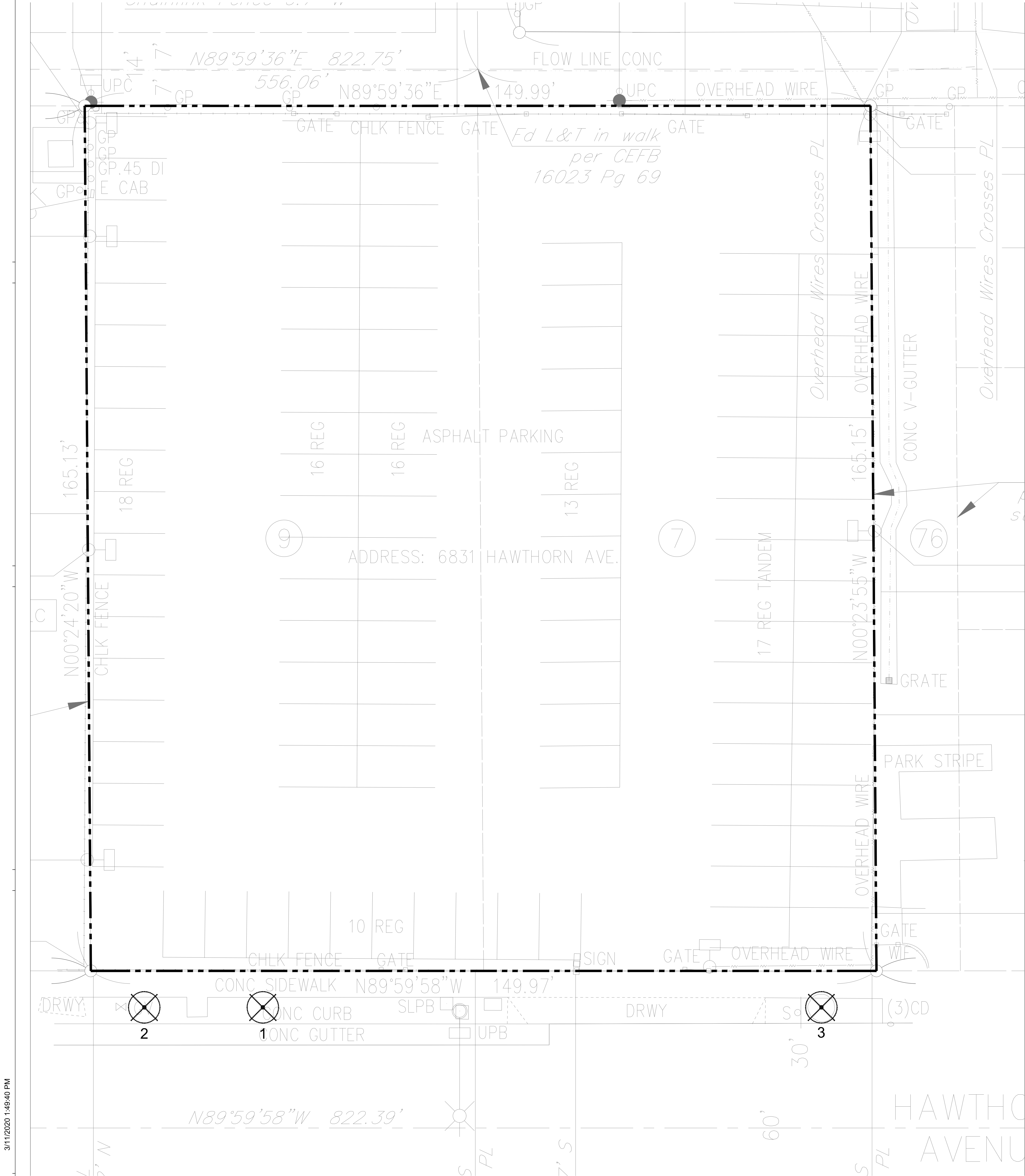
	NOTE	QTY
⊗	EXISTING STREET TREE TO BE REMOVED	3

SUMMARY:

PROTECTED TREES - 0
TOTAL NO. OF ONSITE TREES - 0
TOTAL NO. OF OFFSITE TREES (STREET TREES) - 3
TOTAL TREES (BOTH ON SITE AND OFFSITE) - 3

TREE LEGEND

NUMBER	SCIENTIFIC NAME/ COMMON NAMES	PROTECTED (Y/N)	REMOVE (Y/N)
1	GINKGO BILOBA/ MAIDENHAIR TREE	N	Y
2	GINKGO BILOBA/ MAIDENHAIR TREE	N	Y
3	DEAD TREE	N	Y



GROUND COVER



DYMONDIA MARGARETAE
silver carpet
SODDED FROM FLATS



MYOPORUM PARVIFOLIUM
'PUTAH CREEK'
creeping myoporum
4" POTS @ 8" O.C.



SENECIO MANDRALISCAE
blue chalk sticks
1 GAL @ 12" O.C.

GRASSES



BOUTELOUA GRACILIS
'BLONDE AMBITION'
blonde ambition blue grama grass
1 GAL @ 12" O.C.



LOMANDRA LONGIFOLIA
'BREEZE'
dwarf mat rush
1 GAL @ 12" O.C.



PENNISETUM 'FAIRY TAILS'
everygreen fountain grass
1 GAL @ 12" O.C.

SHRUBS



AGAVE ATTENUATA
fox tail agave -MIX TO CREATE
NATURAL CLUMP
5 GAL @ 18" O.C.
15 GAL @ 24" O.C.



ASPIDISTRA ELATIOR
'VARIEGATA'
variegated cast iron plant



CAREX 'FEATHER FALLS'
variegated japanese sedge
5 GAL @ 18" O.C.



CHONDROPETALUM TECTORUM
small cape rush
5 GAL @ 18" O.C.



DIANELLA CAERULEA 'CASSA
BLUE'
blue flax lily
5 GAL @ 18" O.C.



DIANELLA TASMANICA
'VARIEGATA'
white striped tasman flax lily
5 GAL @ 18" O.C.



DIETES BICOLOR
fortnight Lily
5 GAL @ 24" O.C.



EUPHORBIA 'BLACKBIRD'
blackbird Spurge
5 GAL @ 18" O.C.



LIRIOPE 'GIGANTEA'
giant lily turf
5 GAL @ 18" O.C.



LOROPETALUM CHINENSE
'RAZZLEBERRY'
razzleberry fringe flower
5 GAL @ 24" O.C.



OLEA EUROPAEA 'MONTRA'
little ollie dwarf olive
5 GAL @ 18" O.C.



PHORMIUM 'AMAZING RED'
amazing red new zealand flax
5 GAL @ 18" O.C.



WESTRINGIA FRUTICOSA
'MORNING LIGHT'
coast rosemary
5 GAL @ 24" O.C.

HEDGES



FICUS MICROCARPA NITIDA
'GREEN GEM'
green gem fig
24" BOX @ 24" O.C.



PITTOSPORUM TENUIFOLIUM
'SILVER SHEEN'
silver sheen kohuhu
24" BOX @ 24" O.C.



PODOCARPUS GRACILIOR
fern podocarpus
24" BOX @ 24" O.C.

SHADE SHRUBS



ASPARAGUS DENSIFLORUS
'MYERS' foxtail fern
1 GAL @ 18" O.C.



PHILODENDRON 'XANADU'
winterbourne philodendron
5 GAL @ 18" O.C.



POLYSTICHUM MUNITUM
western sword fern
5 GAL @ 18" O.C.



SANSEVIERIA TRIFASCIATA
'LAURENTII'
striped mother-in-laws tongue
8" POTS @ 12" O.C..

TREES



CERCIDIUM 'DESERT MUSEUM'
desert museum palo verde
24" BOX MIN.



CERCIS CANADENSIS 'FOREST
PANSY'
forest pansy redbud
24" BOX MIN.



OLEA EUROPAEA
olive
24" BOX MIN.



PODOCARPUS GRACILIOR
fern podocarpus
24" BOX MIN.



PRUNUS CERASIFERA
'KRAUTER VESUVIUS'
krauter vesuvius purple leaf plum
24" BOX MIN.



ULMUS PARVIFOLIA
chinese elm
24" BOX MIN.

PALMS



PHOENIX DACTYLIFERA
DATE PALM
18" BTH

NOTE:
EXAMPLE PLANTING PALETTE, SPECIFIC PLANTS TO
BE CONFIRMED.

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PLANT PALETTE

L005