

Horticulturists and  
Registered Consulting  
**ARBORISTS**

**CITY OF LOS ANGELES TREE REPORT  
905 BEACON AVENUE  
LOS ANGELES, CALIFORNIA 90015**

**SUBMITTED TO:**

**DHS INVESTMENT COMPANY, LLC  
DAVID PAGE, VP OF OPERATIONS  
TRIUMPH MANAGEMENT  
9601 WILSHIRE BOULEVARD, SUITE 560  
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**PREPARED BY:**

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**JULY 31, 2020**

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**CITY OF LOS ANGELES TREE REPORT**  
**905 BEACON AVENUE, LOS ANGELES, CALIFORNIA**

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July 31, 2020

DHS Investment Company, LLC  
David Page, VP of Operations  
Triumph Management  
9601 Wilshire Boulevard, Suite 560  
Beverly Hills, California 90210

**Re: 905 Beacon Avenue, Los Angeles, California - City Rights-of-Way and Significant Tree Report**

Dear Mr. Page,

This letter addresses our office's site visit of July 28, 2020 to the properties collectively known as 905 Beacon Avenue in the Pico/Union area of Los Angeles, California. We were retained to visit the properties, inventory the City rights-of-way trees and palms, and determine if any private property trees are considered protected by the City of Los Angeles Tree Preservation Ordinance No. 177,404.

There are two non-protected Mexican fan palms located on the privately-owned properties and ten City of Los Angeles rights-of-way trees and palms on Beacon Avenue and James M. Wood Boulevard. There is also a small citrus tree located adjacent to the south property line. The table on the following page sets forth the data for all trees and palms.

Based on Los Angeles Department of Transportation requirements for visual clearance and code requirements for driveway width, California fan palms ST4 and ST5 may require removal. This decision is dependent on the City's requirements and the distances from construction that the City's Urban Forestry's Division sets forth. Tree ST12 on James M. Wood Boulevard will require removal to accommodate ingress/egress.

There is one off-site citrus tree to the south that could potentially be affected by the proposed development. Any root or canopy pruning of this tree should be approved by the tree owner.

Please feel welcome to contact me at our Santa Monica office if you have any immediate questions or concerns.

Respectfully submitted,

Cy Carlberg, Registered Consulting Arborist  
Principal, Carlberg Associates



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**TABLE 1 – TREE AND PALM INVENTORY**

Tree #	Common Name	Botanical Name	*DBH(s) at 4.5 feet (inches)	Height (feet)	Canopy Spread (feet) N/E/S/W	Health Grade	Structure Grade	Protected Tree Y/N	Comments
1	Mexican fan palm	<i>Washingtonia robusta</i>	**BT-25'	30	7/7/7/7	B	B	No	
2	Mexican fan palm	<i>Washingtonia robusta</i>	BT-18'	20	1/1/1/1	D	C	No	almost dead, poorly pruned
ST3	California fan palm	<i>Washingtonia filifera</i>	BT-40'	45	6/6/6/6	B	B	Yes, City Street Tree	
ST4	California fan palm	<i>Washingtonia filifera</i>	BT-45'	50	6/6/6/6	B	C	Yes, City Street Tree	~12' column of fire damage to base of trunk. Damage is likely superficial
ST5	California fan palm	<i>Washingtonia filifera</i>	BT-45'	50	6/6/6/6	B	B	Yes, City Street Tree	
ST6	California fan palm	<i>Washingtonia filifera</i>	BT-45'	50	6/6/6/6	B	B	Yes, City Street Tree	
ST7	California fan palm	<i>Washingtonia filifera</i>	BT-45'	50	6/6/6/6	B	B	Yes, City Street Tree	
ST8	California fan palm	<i>Washingtonia filifera</i>	BT-45'	50	6/6/6/6	B	B	Yes, City Street Tree	
ST9	California fan palm	<i>Washingtonia filifera</i>	BT-45'	50	6/6/6/6	B	B	Yes, City Street Tree	
ST10	California fan palm	<i>Washingtonia filifera</i>	BT-45'	50	6/6/6/6	B	C	Yes, City Street Tree	12' column of fire damage to base of trunk
ST11	Australian willow	<i>Geijera parviflora</i>	1	10	7/0/0/3	B	B	Yes, City Street Tree	leans north, no stakes
ST12	Australian willow	<i>Geijera parviflora</i>	1	8	3/4/3/3	B	B	Yes, City Street Tree	Will require removal
OS13	Citrus	<i>citrus spp.</i>	2, 2, 2, 2	12	7/12/10/12	B-	B-	No, Off-Site Tree	4 trunks, overhangs 6', covered in vine

\* **DBH** – diameter at breast height. A forestry term describing a tree trunk's diameter measured at 4.5 feet above grade. Often used as a representation of tree size.

\*\***BT** - Brown Trunk Height: Nursery Standard Measurement (from grade to the base of the newest emerging spear).

EXHIBIT A - AERIAL IMAGE OF SUBJECT PROPERTY



Aerial image of subject properties  
905 Beacon Avenue  
Los Angeles, California  
Image Source: Zimas





EXHIBIT B - REDUCED COPY OT TREE LOCATION MAP

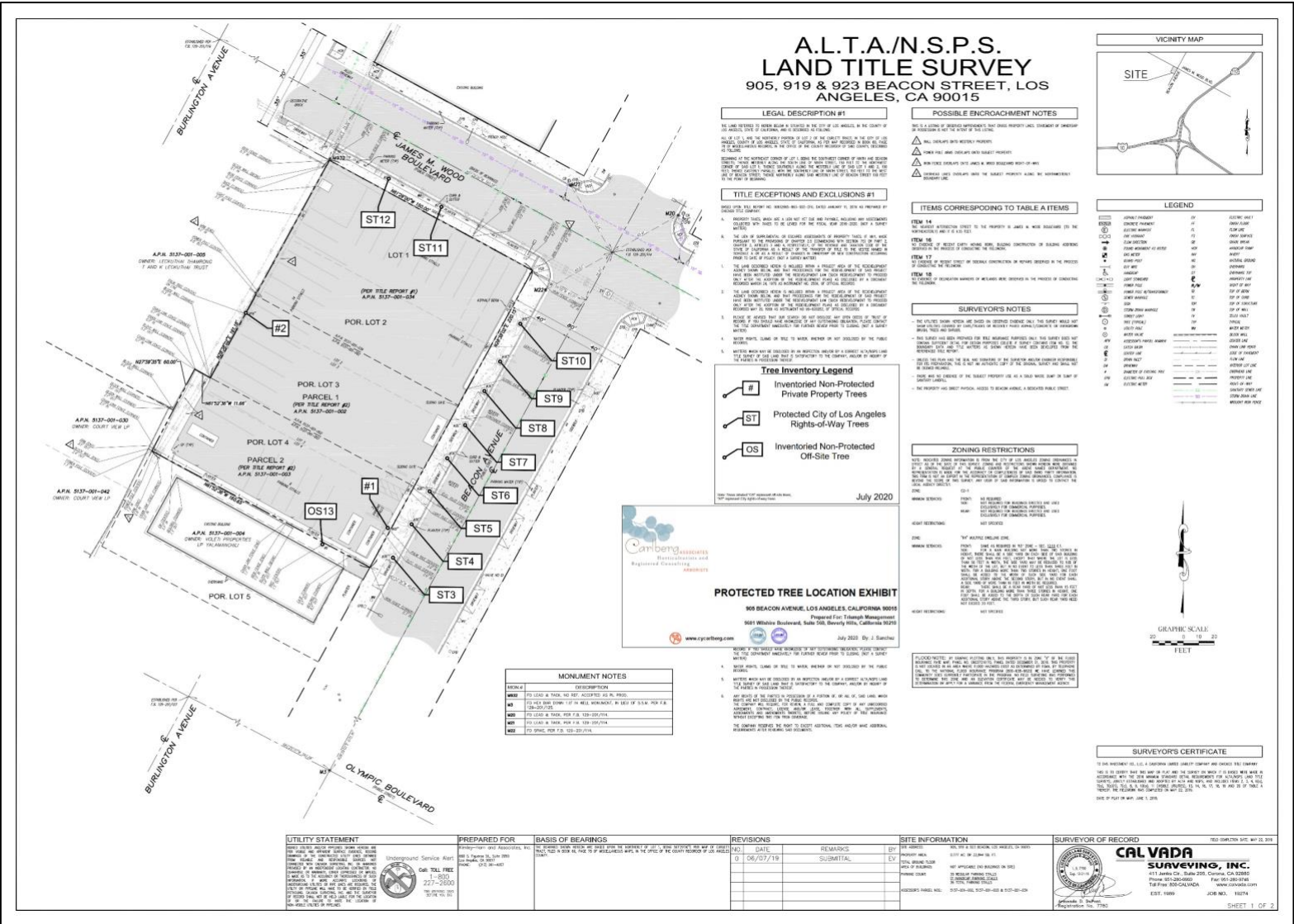
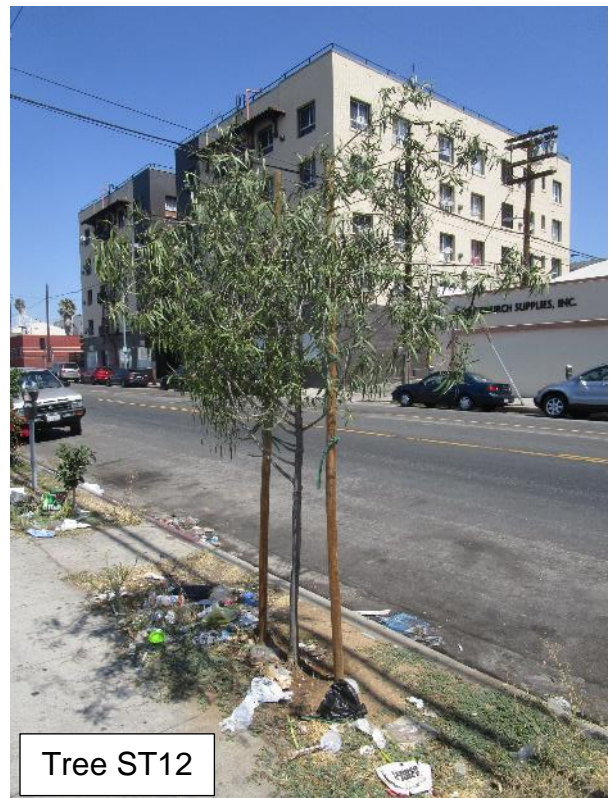


EXHIBIT C - CAPTIONED PHOTOGRAPHS











Tree OS13



## HEALTH AND STRUCTURE GRADE DEFINITIONS

Health and structure ratings are based on an archetypal tree of the same species, determined by a subjective evaluation of physiological health, aesthetic quality, and structural integrity.

Overall physiological condition (health) and structural condition are rated A-F:

### Health

- A) **Outstanding** – Exceptional trees comprising above-average foliage production and vigor for their age class; exhibiting very good to excellent health as evidenced by normal to exceptional shoot growth during the current growing season, good bud development and leaf color, lack of leaf, twig or branch dieback throughout the crown, and the absence of decay, bleeding, or cankers. Common leaf and/or twig pests may be noted at very minor levels.
- B) **Above average** – Good to very good trees that exhibit minor necrotic (dead) or physiological symptoms of stress and/or disease; shoot growth is less than reasonably expected, leaf color is less than optimal in some areas, the crown may be thinning, minor levels of leaf, twig, and branch dieback may be present, and minor areas of decay, bleeding, or cankers may be manifesting. Minor amounts of epicormic growth may be present. Minor amounts of fire damage or mechanical damage may be present. Still healthy, but with moderately diminished vigor and vitality. No significant decline noted.
- C) **Average** – Average, moderately good trees whose growth habit and physiological or fire-induced symptoms indicate an equal chance to either decline or continue with good health into the near future. Most of these trees exhibit moderate to significant small dead material in outer crown areas, decreased shoot growth, and diminished leaf color and mass. Some stem and branch dieback is usually present and epicormic growth may be moderate to extensive. Cavities, pockets of decay, relatively significant fire damage, bark exfoliation, or cracks may be present. Moderate to significant amounts of insect or disease symptoms may be present; the tree may be shaded or crowded in such a way that it is expected to negatively impact the lifespan of the tree. Tree may be in early decline.
- D) **Below Average/Poor** – trees whose growth habit and physiological or fire-induced symptoms indicate significant, irreversible decline. Most of these trees exhibit significant dieback of wood in the crown, possibly accompanied by significant epicormic sprouting. Shoot growth and leaf color and mass is either significantly diminished or nonexistent throughout the crown. Cavities, pockets of decay, significant fire damage, bark exfoliation, and/or cracks may be present. Significant amounts of insect or disease symptoms may be present; the tree may be shaded or crowded in such a way that it has negatively impacted the lifespan of the tree. Tree appears to be in irreversible decline.
- F) **Dead or in spiral of decline** – this tree exhibits very little to no signs of life.

### Structure

- A) **Outstanding** – Trees with outstanding structure for their species exhibit trunk and branch arrangement and orientation that results in a sturdy form or architecture that can resist failure under normal circumstances. The spacing, orientation, and size of the branches relative to the trunk are quintessential for the species and free from defects. No outward signs of decay or pathological disease is present. Some trees exhibit naturally inherent branching defects, like multiple, narrow points of attachment from one point on the trunk, which would preclude them from achieving an “A” grade.
- B) **Above average** - Trees with good to very good structure for their species. They exhibit trunk and branch arrangement and orientation that result in a relatively sturdy form or architecture that resists



failure under normal circumstances, but may have some mechanical damage, over-pruning, or other minor structural defects. The spacing, orientation, and size of the branches relative to the trunk are still in the normal range for the species, but they exhibit a minor degree of defects. Minor, sub-critical levels of decay or pathological disease may be present, but the degree of damage is not yet structurally significant. Trees that exhibit naturally inherent branching defects, like multiple, narrow points of attachment from one point on the trunk, would generally fall in to this category. A small percentage of the canopy may be shaded or crowded, but not in such a way that it is expected to negatively impact the structural integrity or lifespan of the tree.

- C) **Average** - Trees with moderately good structure for their species, but with obvious defects. They exhibit trunk and branch arrangement and orientation that result in a less than sturdy form or architecture, which reduces their resistance to failure under normal circumstances. Moderate levels of mechanical damage, over-pruning, or other structural defects may be present. The spacing, orientation, and size of some of the branches relative to the trunk are not in the normal range for the species. Moderate to significant levels of decay or pathological disease may be present that increase the likelihood of structural instability. Influences such as an excessive trunk lean, slope erosion, root pruning, or other growth-inhibiting factors may be present. A moderate to significant percentage of the canopy may be shaded or crowded in such a way that it is expected to negatively impact the structural integrity or lifespan of the tree. Risk of full or partial failure in the near future appears to be moderately elevated.
- D) **Well Below Average/Poor** - Trees with poor structure for their species and with obvious defects. They exhibit trunk and branch arrangement and orientation that result in a significantly less than sturdy form or architecture, significantly reducing their resistance to failure under normal circumstances. Significant levels of mechanical damage, over-pruning, or other structural defects may be present. The spacing, orientation, and size of many of the branches relative to the trunk are not in the normal range for the species. Significant levels of decay or pathological disease may be present that increase the likelihood of structural instability. Influences such as an excessive trunk lean, slope erosion, root pruning, or other growth-inhibiting factors may be present. A significant percentage of the canopy may be shaded or crowded in such a way that it is expected to negatively impact the structural integrity or lifespan of the tree. Risk of full or partial failure in the near future appears to be advanced.
- F) **Severely Compromised** – trees with very poor structure and numerous or severe defects due to growing conditions, historical or recent pruning, mechanical damage, history of limb or trunk failures, advanced and irreparable decay, disease, or severe fire damage. Trees with this rating are in severe, irreparable decline, or are barely alive. Risk of full or partial failures in the near future may be severe.





**CY CARLBERG  
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<b>Education</b>	B.S., Landscape Architecture, California State Polytechnic University, Pomona, 1985 Graduate, Arboricultural Consulting Academy, American Society of Consulting Arborists, Chicago, Illinois, February 2002 Graduate, Municipal Forestry Institute, Lied, Nebraska, 2012
<b>Experience</b>	Consulting Arborist, Carlberg Associates, 1998-present Manager of Grounds Services, California Institute of Technology, Pasadena, 1992-1998 Director of Grounds, Scripps College, Claremont, 1988-1992
<b>Certificates</b>	Certified Arborist (#WE-0575A), International Society of Arboriculture, 1990 Registered Consulting Arborist (#405), American Society of Consulting Arborists, 2002 Certified Urban Forester (#013), California Urban Forests Council, 2004 Qualified Tree Risk Assessor, International Society of Arboriculture, 2011

**AREAS OF EXPERTISE**

Ms. Carlberg is experienced in the following areas of tree management and preservation:

- Tree health, pest and disease identification, and risk assessment
- Master Planning
- Historic landscape assessments, preservation plans, reports
- Tree inventories and reports to satisfy jurisdictional requirements
- Expert Testimony
- Post-fire assessment, valuation, and mitigation for trees and native plant communities
- Value assessments for native and non-native trees
- Guidelines for oak preservation
- Selection of appropriate tree species
- Planting, pruning, and maintenance specifications
- Tree and landscape resource mapping – GPS, GIS, and AutoCAD
- Planning Commission, City Council, and community meetings representation

**PREVIOUS CONSULTING EXPERIENCE**

Ms. Carlberg has overseen residential and commercial construction projects to prevent damage to protected and specimen trees. She has thirty-five years of experience in arboriculture and horticulture and has performed tree health evaluation, value and risk assessment, and expert testimony for private clients, government agencies, cities, school districts, and colleges. Representative clients include:

The Huntington Library and Botanical Gardens	The City of Claremont
The Los Angeles Zoo and Botanical Gardens	The City of Beverly Hills
The Rose Bowl and Brookside Golf Course, Pasadena	The City of Pasadena
Walt Disney Concert Hall and Gardens	The City of Los Angeles
The Art Center College of Design, Pasadena	The City of Santa Monica
Pepperdine University	Santa Monica/Malibu Unified School District
Loyola Marymount University	San Diego Gas & Electric
The Claremont Colleges (Pomona, Scripps, CMC, Harvey Mudd,	Los Angeles Department of Water and Power
Claremont Graduate University, Pitzer, Claremont University Center)	Rancho Santa Ana Botanic Garden, Claremont
Quinn, Emanuel, Urquhart and Sullivan (attorneys at law)	Latham & Watkins, LLP (attorneys at law)
Getty Trust – Eames House	Architectural Resources Group
Historic Resources Group	AHBE Landscape Architects
Mia Lehrer + Associates	Moule and Polyzooides, Architects and Urbanists

**AFFILIATIONS**

Ms. Carlberg serves with the following national, state, and community professional organizations:

- California Urban Forests Council, Board Member, 1995-2006
- Street Tree Seminar, Past President, 2000-present
- American Society of Consulting Arborists Academy, Faculty Member, 2003-2005; 2014
- American Society of Consulting Arborists, Board of Directors, 2013-2015
- Member, Los Angeles Oak Woodland Habitat Conservation Strategic Alliance, 2010-present



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**Education** Graduate, Environmental Horticulture Program, El Camino College, Torrance, California, 2002  
Graduate, Hawthorne High School, Hawthorne, California, 1995

**Experience** Staff Arborist, Carlberg Associates, 2015-present  
Staff Arborist, Approved Tree Care, 2014-2015  
Community Forester, Tree Musketeers, 2010-2014  
Interior Plant Technician, Reliable Plant Service, 2008-2009  
Exterior Plant Technician, Inner Gardens, 2006-2007  
Exterior Plant Lead, Rolling Greens Nursery, 2005-2006  
Nursery Foremen, Big Seven Nursery, 2001-2003

**Certificates** Qualified Tree Risk Assessor, International Society of Arboriculture, 2017  
Certified Arborist (#WE-9883A), International Society of Arboriculture, 2012  
Environmental Horticulture Certificate, El Camino College, 2002

**AREAS OF EXPERTISE**

Mr. Sanchez is experienced in the following areas of tree management and preservation:

- Tree health assessment
- Tree inventories and reports to satisfy jurisdictional requirements
- Pest and disease identification
- Selection of appropriate tree species
- Planting, pruning, and maintenance specifications
- Working with community and city leaders in large tree planting programs

**PREVIOUS CONSULTING EXPERIENCE**

Mr. Sanchez has performed tree inventories, health evaluations, and impact analyses for private developers, architects, engineers, and homeowners. He has over 14 years of experience in arboriculture and is trained in environmental horticulture. Representative clients include:

- |   |  |
|---|--|
| City of Pasadena                        | City of LA – Department of Water & Power |
| City of South Gate                      | Claremont Golf Course                    |
| Metropolitan Transit Authority          | The New Home Company                     |
| E & S Ring, Inc.                        | William Carey University                 |
| Hollywood Forever Cemetery              | City of Inglewood                        |
| Archdiocese of Los Angeles              | Universal Hilton                         |
| City of Signal Hill                     | Gensler Architects                       |
| Kovac Architects                        | Marmol Radziner, Architects              |
| City of Torrance                        | Rose Bowl Stadium                        |
| Ojai Valley Community Hospital          | Aurora/Signature Health Services         |
| The Kibo Group                          | Colfax Charter Elementary School         |
| Monte Vista Grove Homes                 | Highpointe Communities                   |
| Google Venice                           | Snapchat                                 |
| John Anson Ford Theater                 | Los Angeles Football Club                |
| The Village Green, Baldwin Hills        | Monte Cedro Senior Living                |
| Camp Munz/Mendenhall                    | Southern California Edison               |
| Hotel Figueroa                          | Howard Hughes Center                     |
| California State University, Long Beach | Katella High School, Anaheim             |
| Pacific Charter School                  | Square One Homes                         |
| Mill Creek Development                  | EPT Landscape Architecture               |
| Los Angeles Unified School District     | Tim Barber, Ltd., Architects             |

**AFFILIATIONS**

Mr. Sanchez serves with the following national professional organizations:

- Member in good standing, International Society of Arboriculture, Western Chapter

