



**Attachment P**

**Tree Report**



**WEST WASHINGTON BOULEVARD TREE REPORT  
12727 & 12753 WEST WASHINGTON BOULEVARD  
CULVER CITY, CALIFORNIA 90066  
LOS ANGELES, CALIFORNIA 90066**

**SUBMITTED TO:**

**CHRIS HAMPSON  
SENIOR PROJECT MANAGER  
MERIDIAN CONSULTANTS  
920 HAMPSHIRE ROAD, SUITE A5  
WESTLAKE VILLAGE, CALIFORNIA 91361**

**PREPARED BY:**

**CY CARLBERG, PRINCIPAL  
CARLBERG ASSOCIATES  
ASCA REGISTERED CONSULTING ARBORIST #405  
ISA CERTIFIED ARBORIST #WE 0575A  
ISA QUALIFIED TREE RISK ASSESSOR**

**Santa Monica Office**  
828 Fifth Street, Suite 3  
Santa Monica, California 90403  
Office: 310.451.4804

**Sierra Madre Office**  
80 West Sierra Madre Boulevard, #241  
Sierra Madre, California 91024  
Office: 626.428.5072



**DECEMBER 10, 2019 (REV. OCTOBER 23, 2022)**

**[www.cycarlberg.com](http://www.cycarlberg.com)**

## **TREE REPORT**

**12727 & 12753 WEST WASHINGTON BOULEVARD, CULVER CITY, CALIFORNIA 90066**

### **TABLE OF CONTENTS**

<b>EXECUTIVE SUMMARY .....</b>	<b>1</b>
<b>BACKGROUND AND ASSIGNMENT.....</b>	<b>1</b>
<b>FIGURE 1 – JURISDICTIONAL BOUNDARIES.....</b>	<b>2</b>
<b>OBSERVATIONS AND DISCUSSION.....</b>	<b>2</b>
<b>EXHIBIT A - AERIAL EXHIBIT .....</b>	<b>4</b>
<b>EXHIBIT B – REDUCED COPY OF TREE LOCATION EXHIBIT .....</b>	<b>5</b>
<b>TABLE 1 – INVENTORY OF TREES.....</b>	<b>6</b>
<b>EXHIBIT C – CAPTIONED TREE PHOTOGRAPHS.....</b>	<b>9</b>
<b>HEALTH AND STRUCTURE GRADE DEFINITIONS .....</b>	<b>14</b>
<b>CERTIFICATION OF PERFORMANCE.....</b>	<b>16</b>
<b>RESUME.....</b>	<b>17</b>



December 10, 2019 (rev. October 23, 2022)

Chris Hampson  
Senior Project Manager  
Meridian Consultants  
920 Hampshire Road, Suite A5  
Westlake Village, California 91361

**Re: 12727 & 12753 West Washington Boulevard, Culver City, California 90066**

## EXECUTIVE SUMMARY

This tree report addresses the 20 private property and 9 rights-of-way trees located at 12727 & 12753 West Washington Boulevard in Culver City and Los Angeles, California. The property comprises both the cities of Los Angeles and Culver City; since Culver City does not have an ordinance protecting private property trees, the criteria used for this report follows the City of Los Angeles' Tree Preservation Ordinance. All of the private property trees are proposed to be removed to accommodate grading and construction for this mixed use project. With the exception of ST21 and ST29, the remaining seven City of Los Angeles rights-of-way trees will be preserved and protected in place. ST21 and ST29 require removal for new access points on Meirer and Zanja Streets. There are no Culver City rights-of-way trees associated with the project.

## BACKGROUND AND ASSIGNMENT

This tree report was prepared in accordance with the City of Los Angeles Tree Preservation Ordinance No. 177.404 (Chapter IV, Article 6 of the Los Angeles Municipal Code; now Ordinance No. 186,873) and the City's Planning Division requirements. Per the Ordinance, "protected" trees are coast live oak, western sycamore, Southern California black walnut, California bay laurel, Mexican elderberry, and toyo with trunk diameters (measured at 4.5 feet above grade) of 4 inches or greater. "Significant" trees are any tree with a trunk diameter of 8 inches or larger. Culver City only "protects" rights-of-way trees.

The 20 private property trees are interspersed throughout the properties. Private property trees #1 through #5 are located on the southern lots and fall under the City of Culver City's jurisdiction. Private property trees #6 through #20 are located on the northern lots and fall under City of Los Angeles' jurisdiction (see Fig. 1).

**Santa Monica Office**  
828 Fifth Street, Suite 3  
Santa Monica, California 90403  
Office: 310.451.4804

**Sierra Madre Office**  
80 West Sierra Madre Boulevard, #241  
Sierra Madre, California 91024  
Office: 626.428.5072

[www.cycarlberg.com](http://www.cycarlberg.com)

None of these private property trees are considered protected or significant under the Los Angeles ordinance. There are a total of 9 rights-of-way trees located along Zanja and Meier Streets that fall under the City of Los Angeles' jurisdiction.

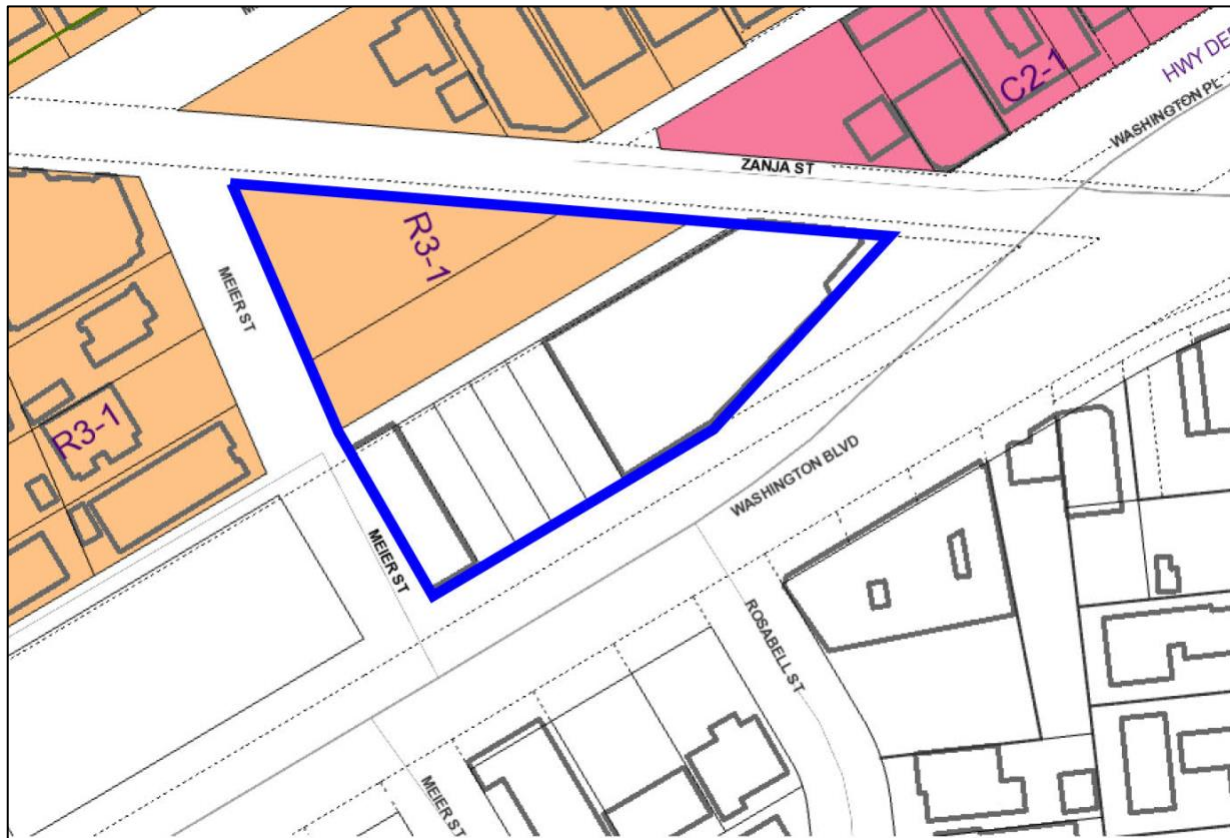


Fig. 1 – Jurisdictional boundaries: City of Los Angeles jurisdiction (orange highlight) and City of Culver City (white).  
Image Source: Zimas

Carlberg was retained to evaluate all private property and City rights-of-way trees regardless of size. This report is based on our site visit of November 15, 2019.

## OBSERVATIONS AND DISCUSSION

We inventoried a total of 29 trees of various species throughout the subject properties and along Zanja and Meier Streets. Tree trunks were recorded in the field, from grade, and plotted using the ALTA survey (Cal Vada, October 30, 2017) provided to us. All trees were evaluated from the ground, without invasive testing, root crown examination, or any other form of advanced inspection. Captioned photographs and exhibits at the conclusion of this report illustrate site context, tree locations, tree structure, and vigor.

Table 1 is a summary of the tree species comprising the 29 total trees inventoried. Tree locations are graphically represented on the Tree Location Exhibit. Again, all private property trees are proposed to be removed as are City of Los Angeles rights-of-way tree nos. ST21 and ST29; the remaining seven ROW trees will be preserved and protected in place. There are no Culver City rights-of-way trees associated with the project.



Please feel welcome to contact me at (310) 451-4804 if you have any immediate questions or concerns.

Respectfully submitted,



Cy Carlberg, Registered Consulting Arborist  
Principal, Carlberg Associates



[www.cycarlberg.com](http://www.cycarlberg.com)

This report comprises a total of 17 pages and two exhibits. Unauthorized separation or removal of any portion of this report deems it invalid as a whole. Conditions represented in this report are limited to the inventory date and time, and ratings for health and structure do not constitute a health or structural guarantee beyond that date. Risk assessments were not performed for this project.





EXHIBIT A – AERIAL EXHIBIT



12727 & 12753 West Washington Boulevard,  
Culver City and Los Angeles, California 90066  
Image Source: Zimas



EXHIBIT B – REDUCED COPY OF TREE LOCATION EXHIBIT

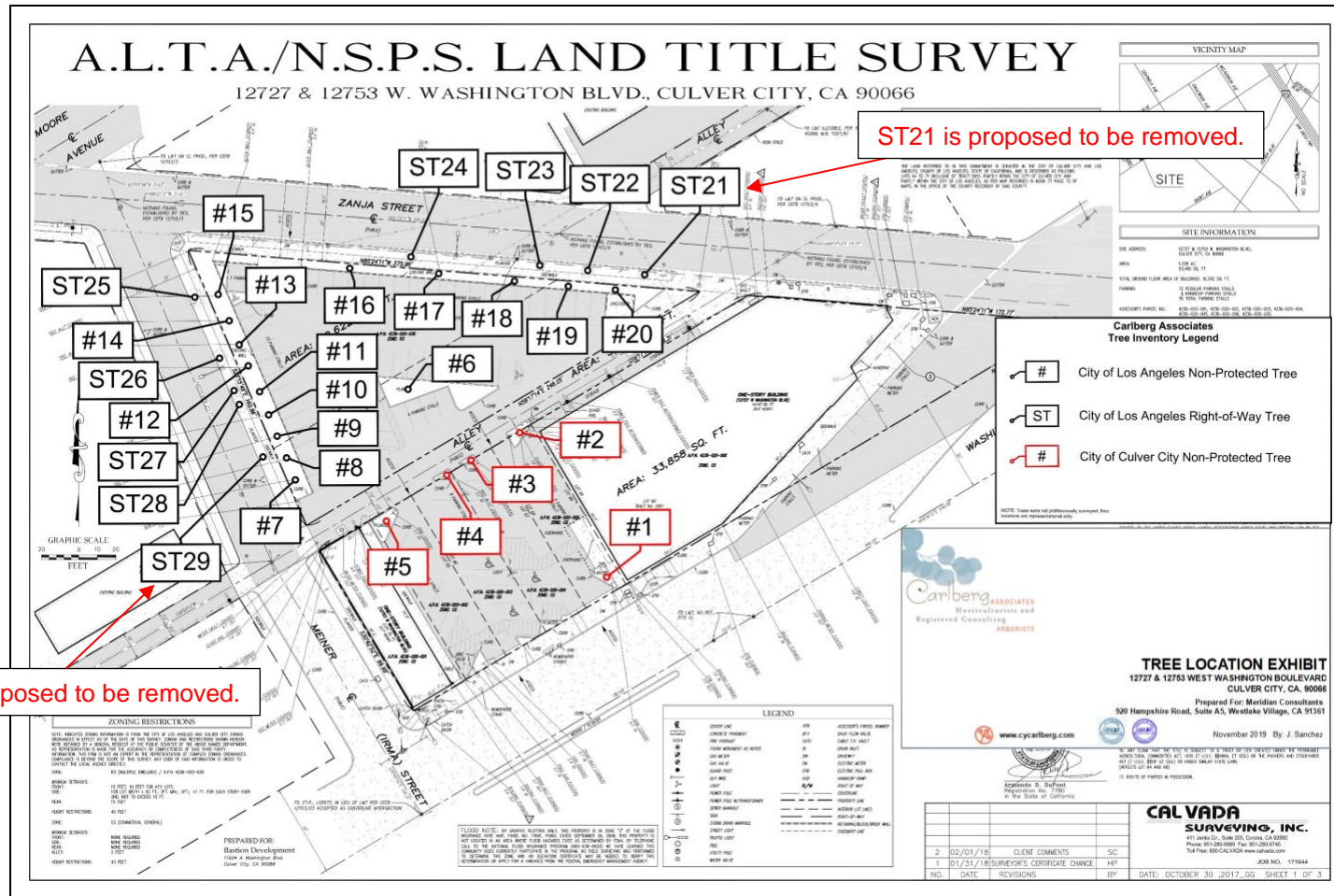




TABLE 1 – INVENTORY OF TREES

Tree #	Common Name	Botanical Name	Diameter at 4.5 feet (dbh) (inches)	Height (feet)	Health	Structure	Canopy Spread N/E/S/W	Disposition	Protected or Significant?
1	evergreen pear	<i>Pyrus kawakamii</i>	6.7	13	B	B	7/6/4/4	Remove	No
2	evergreen pear	<i>Pyrus kawakamii</i>	7.5	13	B	B	3/7/10/6	Remove	No
3	evergreen pear	<i>Pyrus kawakamii</i>	7	13	B	B	3/4/7/6	Remove	No
4	evergreen pear	<i>Pyrus kawakamii</i>	9	15	B	B	6/9/9/9	Remove	No
5	evergreen pear	<i>Pyrus kawakamii</i>	8.5	15	B	B	9/8/7/6	Remove	No
6	olive	<i>Olea europaea</i>	4	13	A	A	6/7/7/6	Remove	No
7	strawberry tree	<i>Arbutus 'Marina'</i>	3	14	A	A	6/6/6/4	Remove	No
8	strawberry tree	<i>Arbutus 'Marina'</i>	3	13	A	A	3/6/6/4	Remove	No
9	strawberry tree	<i>Arbutus 'Marina'</i>	2.8	11	B	A	4/6/4/3	Remove	No
10	strawberry tree	<i>Arbutus 'Marina'</i>	2	10	B	A	4/4/3/3	Remove	No
11	strawberry tree	<i>Arbutus 'Marina'</i>	2	8	B	B	3/6/6/0	Remove	No
12	strawberry tree	<i>Arbutus 'Marina'</i>	2.5	10	B	B	4/6/3/3	Remove	No
13	strawberry tree	<i>Arbutus 'Marina'</i>	2	8	B	B	3/5/4/3	Remove	No



Tree #	Common Name	Botanical Name	Diameter at 4.5 feet (dbh) (inches)	Height (feet)	Health	Structure	Canopy Spread N/E/S/W	Disposition	Protected or Significant?
14	strawberry tree	<i>Arbutus 'Marina'</i>	2	12	B	A	2/5/4/3	Remove	No
15	strawberry tree	<i>Arbutus 'Marina'</i>	2.5	12	B	B	6/8/3/4	Remove	No
16	strawberry tree	<i>Arbutus 'Marina'</i>	2.7	12	A	B	3/4/7/5	Remove	No
17	strawberry tree	<i>Arbutus 'Marina'</i>	2.1	10	A	B	2/3/4/3	Remove	No
18	strawberry tree	<i>Arbutus 'Marina'</i>	2.3	10	B	B	3/4/4/3	Remove	No
19	strawberry tree	<i>Arbutus 'Marina'</i>	2.3	10	B	B	1/3/3/4	Remove	No
20	strawberry tree	<i>Arbutus 'Marina'</i>	3	15	B	B	3/4/7/6	Remove	No
ST 21	Australian willow	<i>Geijera parviflora</i>	11.8	25	A	B	15/18/15/15	Remove	City of LA right-of-way tree
ST 22	Australian willow	<i>Geijera parviflora</i>	13.5	25	B	B	12/12/15/18	Preserve and Protect	City of LA right-of-way tree
ST 23	Australian willow	<i>Geijera parviflora</i>	9.4	20	B	B	10/12/15/14	Preserve and Protect	City of LA right-of-way tree
ST 24	Australian willow	<i>Geijera parviflora</i>	11	23	B	B	14/15/15/16	Preserve and Protect	City of LA right-of-way tree
ST 25	silver dollar gum	<i>Washingtonia robusta</i>	20.6	35	B	B	21/18/15/21	Preserve and Protect	City of LA right-of-way tree



Tree #	Common Name	Botanical Name	Diameter at 4.5 feet (dbh) (inches)	Height (feet)	Health	Structure	Canopy Spread N/E/S/W	Disposition	Protected or Significant?
ST 26	silver dollar gum	<i>Washingtonia robusta</i>	19.4	35	B	B	10/18/21/21	Preserve and Protect	City of LA right-of-way tree
ST 27	silver dollar gum	<i>Washingtonia robusta</i>	10.7	20	B	C	13/20/12/0	Preserve and Protect	City of LA right-of-way tree
ST 28	silver dollar gum	<i>Washingtonia robusta</i>	15.7	35	B	B-	20/18/18/20	Preserve and Protect	City of LA right-of-way tree
ST 29	red iron bark	<i>Eucalyptus sideroxylon</i>	5	20	B	B	4/10/6/3	Remove	City of LA right-of-way tree



EXHIBIT C - CAPTIONED TREE PHOTOGRAPHS



Tree 1



Tree 2



Tree 3



Tree 4



Tree 5



Tree 6







Tree 7



Tree 8



Tree 9



Tree 10



Tree 11



Tree 12







Tree 13



Tree 14



Tree 15



Tree 16



Tree 17



Tree 18





Tree 19



Tree 20



ST 21



ST 22



ST 23



ST 24







ST 25



ST 26



ST 27



ST 28



ST 29



## HEALTH AND STRUCTURE GRADE DEFINITIONS

Health and structure ratings of the trees are based on the archetype tree of the same species through a subjective evaluation of its physiological health, aesthetic quality, and structural integrity.

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

### Health

- A. Outstanding – Exceptional trees of good growth form and vigor for their age class; exhibiting very good to excellent health as evidenced by normal to exceptional shoot growth during current 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 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 deadwood 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 result in a sturdy form or architecture that resists 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 sign 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 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.





## CERTIFICATION OF PERFORMANCE

*I, Cy Carlberg, certify:*

- That we have personally inspected the tree(s) and/or the properties referred to in this report and have stated my findings accurately. The extent of the evaluation is stated in the attached report and the Terms of Assignment;
- That we have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions, and conclusions stated herein are our own;
- That our analysis, opinions, and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices;
- That no one provided significant professional assistance to the consultant, except as indicated within the report;
- That our compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I further certify that I am an International Society of Arboriculture Certified Arborist, a Qualified Tree Risk Assessor, and have been involved in the practice of arboriculture and the study of trees for over 40 years.

*Signed:*



*Date:* December 10, 2019

Cy Carlberg, Registered Consulting Arborist #405  
Santa Monica Office

[cy@cy Carlberg.com](mailto:cy@cy Carlberg.com)



**CY CARLBERG**  
**CARLBERG ASSOCIATES**

828 Fifth Street, Suite 3 • Santa Monica • California • 90403  
cy@cycarlberg.com • o: 310.451.4804 • www.cycarlberg.com

<u>Education</u>	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
<u>Experience</u>	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
<u>Certificates</u>	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 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
- Pest and disease identification
- 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
	Moule and Polyzoides, 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

