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Proposed Language for additional Condition #10, to be added to CPC-2021-10278-CU-1A (CF-23-0164) for 9201 Winnetka Avenue.

2. The use and development of the property shall be in substantial conformance with the plot plan and floor plan submitted with the application, and revised tree preservation and landscape plan, marked Exhibit "A", except as may be revised as a result of this action.

10. Tree Preservation and Landscape Plan.

- a. A total of 28 trees along the perimeter of the site shall be preserved, which includes 17 significant size trees as identified in the Hunter Tree Preservation and Landscape Plan dated April 6, 2023.
- b. All trees to be preserved shall be protected during grading and construction with orange fencing outlining the drip line of each tree.
- c. No construction vehicles, equipment, or debris shall be located within the protective fencing area.
- d. Landscaping Trees shall be installed and maintained in substantial conformance with the Hunter Tree Preservation and Landscape Plan dated April 6, 2023.

Date: 4/18/2023
Submitted in PLUM Committee
Council File No: 23-0164
Item No. 18
Deputy: Candy R

HUNTER LANDSCAPE
711 FEE ANA STREET PLACENTIA, CA 92870
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2 -146	3.1923
102121	4.5223
111621	
020322	
032822	



Perimeter Tree Inventory List
Chatsworth Industrial Park
9201 Winnetka

Tree #	Common Name	Botanical Name	Trunk Diameter ("DBH) at 4.5 feet in inches	Inventory Comments	Distance from fence (ft.)	Distance from "GB" (ft.)	Distance from curb (ft.)	Distance from sidewalk (ft.)	Disposition per site plan	Impact comment
18	camphor	<i>Cinnamomum camphora</i>	8.1		12	6	8		Preserve	
A	camphor	<i>Cinnamomum camphora</i>	±3			6	8		Preserve	
B	camphor	<i>Cinnamomum camphora</i>	±6				3.5	3.5	Remove	Remain per original plan; remove per marked-up plan
19	camphor	<i>Cinnamomum camphora</i>	15.7	moderate dieback					Remove	Remove - both plans require removal
20	camphor	<i>Cinnamomum camphora</i>	9.8	only minor epicormic growth; dying			5	9	Remove	Poor health - Remove
21	camphor	<i>Cinnamomum camphora</i>	8.4			3	5		Preserve	
C	camphor	<i>Cinnamomum camphora</i>	±7			2	3.5		Remove	Poor health - Remove
D	camphor	<i>Cinnamomum camphora</i>	±6		7	5.5	7		Preserve	
22	camphor	<i>Cinnamomum camphora</i>	18.3	diameter @ 4'; minimum dieback	3	4.5	6		Preserve	Tree can be preserved if excavation for fence is minimal
E	camphor	<i>Cinnamomum camphora</i>	±6		2	6	7.5		Preserve	Tree can be preserved if excavation for fence is minimal
F	camphor	<i>Cinnamomum camphora</i>	±6		3	5	6.5		Preserve	
G	camphor	<i>Cinnamomum camphora</i>	±5		6	2	3		Preserve	Tree can be preserved if excavation for fence is minimal
149	Mexican fan palm	<i>Washingtonia robusta</i>	BT40	Significant					Remove	Within grading - remove
150	Mexican fan palm	<i>Washingtonia robusta</i>	BT35	Significant					Remove	Within grading - remove
167	camphor	<i>Cinnamomum camphora</i>	8	moderate dieback; some dead branches	0	7.5	9		Preserve	Realign fence or remove tree
168	camphor	<i>Cinnamomum camphora</i>	8.6	moderate dieback; some dead branches	0	7	8		Preserve	Realign fence or remove tree
173	camphor	<i>Cinnamomum camphora</i>	11		0	7.5	9		Preserve	Realign fence or remove tree
H	camphor	<i>Cinnamomum camphora</i>	±4.5		2.5	5.5	7		Preserve	
174	camphor	<i>Cinnamomum camphora</i>	8.2	slightly sparse; some deadwood	0	7	8.5		Preserve	Realign fence or remove tree
I	camphor	<i>Cinnamomum camphora</i>	±6		1.5	5.5	7		Remove	utility line adjacent - remove
J	camphor	<i>Cinnamomum camphora</i>	±7		6	2	4		Remove	utility line adjacent - remove
175	camphor	<i>Cinnamomum camphora</i>	10.2		3.5	4	5.5		Preserve	
K	camphor	<i>Cinnamomum camphora</i>	±6.5		5	2	3.5		Preserve	
177	Mexican fan palm	<i>Washingtonia robusta</i>	BT35	Significant				0	Remove	within sidewalk alignment
178	Mexican fan palm	<i>Washingtonia robusta</i>	BT35	Significant				3	Remove	
179	camphor	<i>Cinnamomum camphora</i>	8.7, 8.3	diameter @ 3.5'; good new growth	1.5	6.5	8		Preserve	Tree can be preserved if excavation for fence is minimal

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L	camphor	<i>Cinnamomum camphora</i>	±5		0	7	8.5		Remove	Poor health, not worth saving
M	camphor	<i>Cinnamomum camphora</i>	±5		5.5	1.5	3		Remove	
N	camphor	<i>Cinnamomum camphora</i>	±5		0	7.5	9		Remove	Realign fence or remove tree
180	camphor	<i>Cinnamomum camphora</i>	9.5	all epicormic growth	2.5	8	9.5		Remove	Not worth saving
181	camphor	<i>Cinnamomum camphora</i>	8	all epicormic growth	3	4.5	6		Remove	Not worth saving
O	camphor	<i>Cinnamomum camphora</i>	±6		7	1	2.5		Remove	Too close to grading - remove
P	camphor	<i>Cinnamomum camphora</i>	±3.5			1.5	3		Preserve	
182	camphor	<i>Cinnamomum camphora</i>	8.9	moderate dieback; sparse; epicormic growth			8	13	Preserve	
Q	camphor	<i>Cinnamomum camphora</i>	±6				8	11	Preserve	
R	camphor	<i>Cinnamomum camphora</i>	±6			6	7.5		Preserve	
183	camphor	<i>Cinnamomum camphora</i>	8.3	moderate dieback; sparse; epicormic growth	1	5	6.5		Preserve	Realign fence or remove tree
184	camphor	<i>Cinnamomum camphora</i>	9.7	moderate dieback; sparse; epicormic growth	11	0	1.5		Preserve	Too close to grading - remove
S	camphor	<i>Cinnamomum camphora</i>	±7		2.5	7	8.5		Remove	
185	camphor	<i>Cinnamomum camphora</i>	10	moderate dieback; sparse; epicormic growth	5.5	24	25.5		Preserve	
T	camphor	<i>Cinnamomum camphora</i>	±7		16.5	11.5	13		Preserve	
186	Aleppo pine	<i>Pinus halepensis</i>	28.1	Significant	7				Preserve	Tree can be preserved if excavation for fence is minimal
187	Aleppo pine	<i>Pinus halepensis</i>	21.9	Significant	6.5				Preserve	Tree can be preserved if excavation for fence is minimal
188	Aleppo pine	<i>Pinus halepensis</i>	23.2	Significant	5.5				Preserve	Tree can be preserved if excavation for fence is minimal
189	Aleppo pine	<i>Pinus halepensis</i>	18.5	Significant	24				Preserve	
U	camphor	<i>Cinnamomum camphora</i>	4.5		2			2.5	Remove	
V	camphor	<i>Cinnamomum camphora</i>	±5		15				Remove	
W	camphor	<i>Cinnamomum camphora</i>	±6		2				Remove	