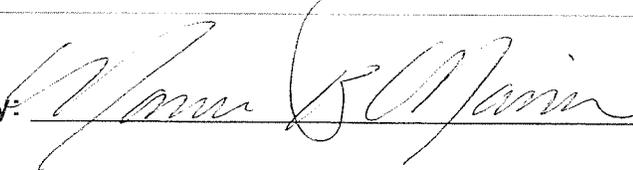


Hearing Officer Transmittal Checklist

Hearing Date
April 3, 2012
Agenda Item No.
4

Project Number: R2007-02030-(5)
Case(s): Oak Tree Permit Case No. 201100037
Planner: Steve Mar

- Factual
- Property Location Map
- Staff Report
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use Radius Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans
- Oak Tree Report
- Forester Comment Letter

Reviewed By: 



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6461
PROJECT NUMBER R2007-02030-(5)
OAK TREE PERMIT No. 201100037

PUBLIC HEARING DATE
 April 3, 2012

AGENDA ITEM
 4

RPC CONSENT DATE
 N/A

CONTINUE TO
 N/A

APPLICANT The Episcopal Homes Communities	OWNER same as applicant	REPRESENTATIVE Carolyn Ingram Seitz
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PROJECT DESCRIPTION
 The applicant, The Episcopal Homes Communities, is requesting an Oak Tree Permit (OTP) to retroactively approve the pruning of two (2) branches that exceeded the two-inch diameter maximum allowed on one (1) holly oak tree on the currently vacant property for a proposed senior residential facility in the A-1 (Light Agricultural) zone pursuant to Los Angeles County Code Section 22.56.2060 and 22.56.2070. Seven (7) other holly oak trees on the property were also pruned but no pruned branches on these trees exceeded the two-inch diameter maximum.

REQUIRED ENTITLEMENTS
 An Oak Tree Permit is required for the pruning of branches exceeding two inches in diameter on any oak tree pursuant to Los Angeles County Code Section 22.56.2060 and 22.56.2070.

LOCATION/ADDRESS
 2212 El Molino Ave., Altadena

SITE DESCRIPTION
 The site plan depicts the proposed senior residential facility with the eight (8) pruned holly oak trees located along the western property boundary of the site. The impacted oak tree is labeled as Tree #10. Surrounding land uses consist of single-family residences on all sides of the property.

ACCESS via El Molino Ave. & Alameda St.	ZONED DISTRICT Altadena
ASSESSORS PARCEL NUMBER 5845-022-017	COMMUNITY Altadena
SIZE 8.19 Acres (site)	COMMUNITY STANDARDS DISTRICT Altadena CSD

	EXISTING LAND USE	EXISTING ZONING
Project Site	Vacant	A-1 (Light Agricultural)
North	Church, Senior Housing, Multi-family Residences	R-2 (Two-family Residence)
East	Single-family Residences, Multi-family Residences	R-2 (Two-family Residence)
South	Single-family Residences, Multi-family Residences	R-2 (Two-family Residence)
West	Church, Single-family Residences, Multi-family Residences	R-2 (Two-family Residence)

GENERAL PLAN/COMMUNITY PLAN Altadena Community Plan	LAND USE DESIGNATION I - Institutions	MAXIMUM DENSITY n/a
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ENVIRONMENTAL DETERMINATION
 Categorical Exemption, Class 4 - Minor Alterations to Land

RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

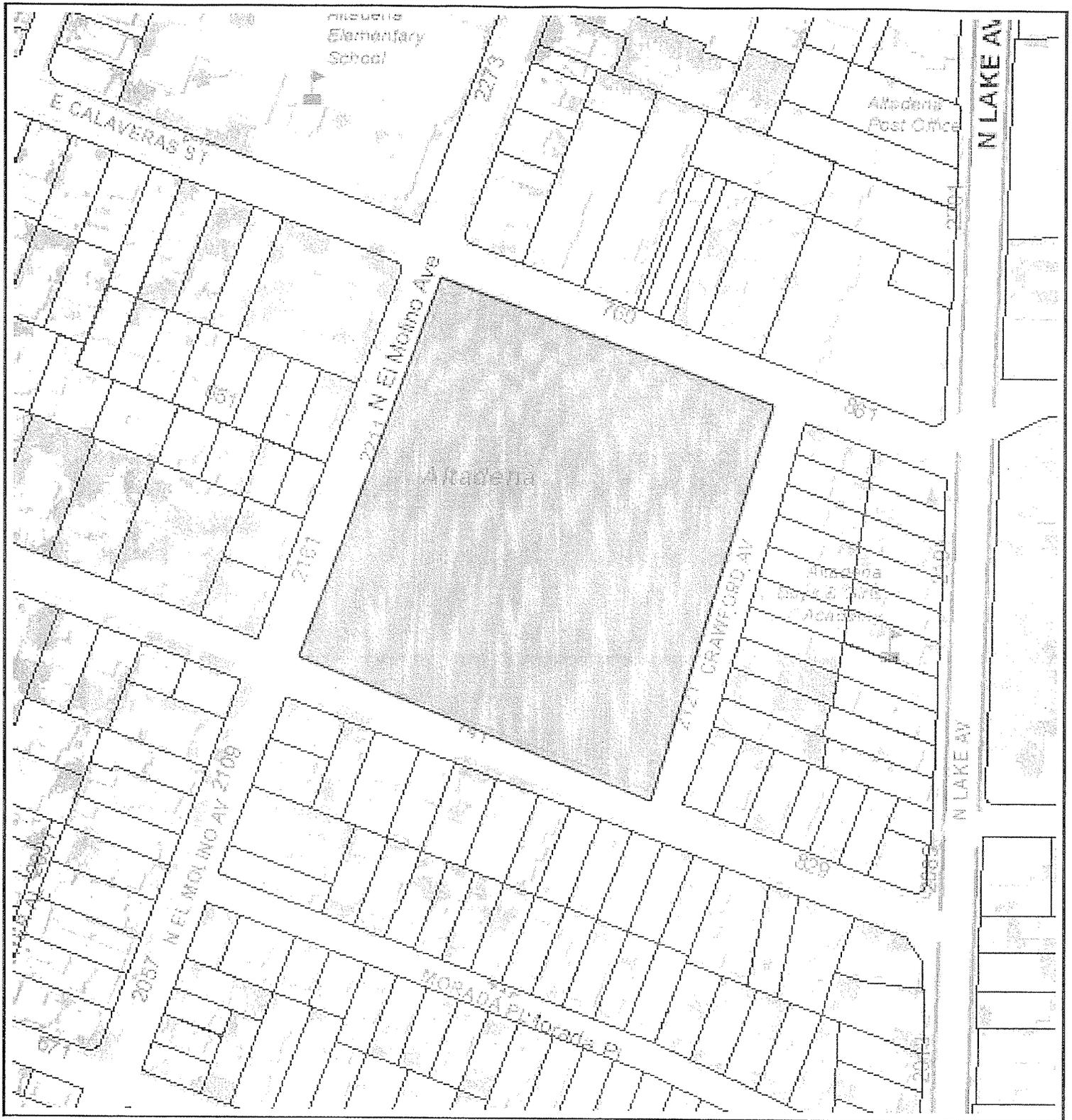
STAFF CONTACT PERSON: Steve Mar

RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING

STAFF RECOMMENDATION (PRIOR TO HEARING):

SPEAKERS* (O) 0 (F) 0	PETITIONS (O) 0 (F) 0	LETTERS (O) 0 (F) 0
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*(O) = Opponents (F) = In Favor



2212 El Molino Ave., Altadena

Printed: Mar 12, 2012

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STAFF REPORT
PROJECT NUMBER R2007-02030-(5)
OAK TREE PERMIT NUMBER 201100037

PROJECT DESCRIPTION

The applicant, The Episcopal Homes Communities, requests an Oak Tree Permit (OTP) to retroactively approve the pruning of two (2) branches that exceeded the two-inch diameter maximum allowed on one (1) holly oak tree on the currently vacant property for a proposed senior residential facility in the A-1 (Light Agricultural) zone pursuant to Los Angeles County Code Section 22.56.2060 and 22.56.2070. Seven (7) other holly oak trees on the property were also pruned but no pruned branches on these trees exceeded the two-inch diameter maximum.

REPRESENTATIVE: Carolyn Ingram Seitz

APPLICANT: The Episcopal Homes Communities

OWNER: same as applicant

SITE PLAN DESCRIPTION

The site plan depicts the proposed senior residential facility with the eight (8) pruned holly oak trees located along the western property boundary of the site. The impacted oak tree is labeled as Tree #10.

LOCATION

The subject property is located at 2212 El Molino Avenue in Altadena and in the Altadena Zoned District.

Assessor's Parcel Number: 5845-022-017

EXISTING ZONING

Subject Property: The subject property is zoned A-1 (Light Agricultural).

Surrounding Zoning:

- North: R-2 (Two-family Residence) zone.
- East: R-2 (Two-family Residence) zone.
- South: R-2 (Two-family Residence) zone.
- West: R-2 (Two-family Residence) zone.

EXISTING LAND USE

Subject Property: The subject property is currently vacant.

Surrounding Land Uses:

- North – Church, Senior Housing, Multi-family Residences
- East – Single-family Residences, Multi-family Residences
- South – Single-family Residences, Multi-family Residences
- West – Church, Single-family Residences, Multi-family Residences

Community Standards District (CSD): Altadena CSD

Town Council / Homeowners Association: Altadena Town Council

STAFF ANALYSIS

Previous Case/Zoning History

Conditional Use Permit No. 200700146 – Approved November 9, 2009. This Conditional Use Permit authorized the removal of the existing buildings on the site for the construction of a new 278-unit independent and assisted living community for seniors.

General Plan Consistency

The subject property is located within the Altadena Community Plan (Community Plan), a component of the Los Angeles Countywide General Plan (General Plan). The property is designated as I – Institutions in the Community Plan. The I land use designation is defined as areas that include public and private schools, private institutions, churches, temples, hospitals, and governmental facilities. The purpose of this category is to provide for the retention of existing institutional uses. There are no policies in the plan that specifically addresses oak tree encroachments.

Zoning Ordinance and Development Standards Compliance

Pursuant to Section 22.56.2060 of Title 22, destroying, removing, relocating, damaging or encroaching into a protected zone of any tree of the oak genus which is 25 inches or more in circumference is prohibited without a permit. The protected zone is the area extending five feet beyond the dripline of the tree or 15 feet from the trunk, whichever is greater. Section 22.56.2070 prohibits the pruning of oak tree branches that are larger than two inches in diameter.

Pursuant to Section 22.56.2140, staff referred a copy of the applicant's oak tree report as required by Section 22.56.2090 to the County Forester to review the accuracy of statements contained therein, and to inspect the project site. The County Forester determined that the applicant's oak tree report is accurate and complete.

Neighborhood Impact/Land Use Compatibility

The subject property is surrounded by single-family and multi-family residences, churches, and senior housing. The pruning of two branches on one oak tree will not have an adverse impact on the neighborhood.

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by Section 22.56.2100 of the Los Angeles County Code. The Burden of Proof with applicant's responses is attached (**Attachment A**). Staff is of opinion that the applicant has met the burden of proof.

ENVIRONMENTAL DETERMINATION

The Department of Regional Planning has determined that a Categorical Exemption, Class 4 - Minor Alterations to Land, is the appropriate environmental documentation under California Environmental Quality Act (CEQA) and the Los Angeles County Environmental Document Reporting Guidelines, since the project consists of only minor alterations in the condition of the land and vegetation and does not involve removal of healthy, mature, scenic trees.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The County Forester provided comments and requirements in a letter dated February 2, 2012 (letter and conditions attached). The County Forester conditioned that the applicant meet all requirements for the pruning of the subject oak tree on the project site. Staff concurs with the Forester's requirements and mitigations dated February 2, 2012.

PUBLIC COMMENTS

No public comments have been received at this time of this report.

FEES/DEPOSIT

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Section 22.56.2130 of the County Code, the Notice of Public Hearing was advertised in The Pasadena Star News, on February 29, 2012. A total of 168 public hearing notices regarding the subject application were mailed out to the owners of properties located within a 500-foot radius of the subject property on February 28, 2012. This number also includes notices sent to the local community groups and residents on The Altadena Zoned District courtesy list.

Case information materials, including the Notice of Public Hearing, Staff Report and Site Plan were forwarded to the Altadena Library located at 600 East Mariposa Street, Altadena, on March 1, 2012. The same materials were also posted on the Department of Regional Planning's website.

Pursuant to Section 22.60.175 of the County Code, the applicant is required to post the public hearing notice on the property no less than 30 days prior to the public hearing date. Staff received the Certificate of Posting and photos from the applicant's agent stating that the Notice of Public Hearing was posted on March 2, 2012.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of project number R2007-02030-(5) and Oak Tree Permit no. 201100037 subject to the attached conditions.

Prepared by Steven Mar, Regional Planning Assistant II, Zoning Permits East
Reviewed by Maria Masis, Supervising Regional Planner, Zoning Permits East

[DRAFT] HEARING OFFICER'S FINDINGS AND ORDER:

PROJECT NO. R2007-02030-(5)

OAK TREE PERMIT NO. 201100037

HEARING DATE: April 3, 2012

SYNOPSIS:

The applicant, The Episcopal Homes Communities, requests an Oak Tree Permit (OTP) to retroactively approve the pruning of two (2) branches that exceeded the two-inch diameter maximum allowed on one (1) holly oak tree on the currently vacant property for a proposed senior residential facility in the A-1 (Light Agricultural) zone pursuant to Los Angeles County Code Section 22.56.2060 and 22.56.2070. Seven (7) other holly oak trees on the property were also pruned but no pruned branches on these trees exceeded the two-inch diameter maximum.

PROCEEDINGS BEFORE THE HEARING OFFICER:

Findings

1. The subject property is located at 2212 El Molino Avenue, in the unincorporated community of Altadena. The property is a rectangular shaped parcel with access from driveways via El Molino Avenue and Alameda Street. The project site is located in the Altadena Zoned District within the unincorporated community of Altadena.
2. The applicant, The Episcopal Homes Communities, is requesting an Oak Tree Permit (OTP) to retroactively approve the pruning of two (2) branches that exceeded the two-inch diameter maximum allowed on one (1) holly oak tree on the currently vacant property for a proposed senior residential facility in the A-1 (Light Agricultural) zone pursuant to Los Angeles County Code Section 22.56.2060 and 22.56.2070. Seven (7) other holly oak trees on the property were also pruned but no pruned branches on these trees exceeded the two-inch diameter maximum. encroachment into the protected zone of one (1) oak tree due to a trench excavation to replace a faulty sewer line on the property of an existing early childhood education and services center in the R-1-10000 (Single-family Residence – 10,000 sq. ft. Minimum Required Area) zone within the Altadena Zoned district.
3. The subject property is located within the Altadena Community Plan and has a land use designation of I – Institutions characterized as areas that include public and private schools, private institutions, churches, temples, hospitals, and governmental facilities. The purpose of this category is to provide for the retention of existing institutional uses.
4. The subject property is zoned A-1 (Light Agricultural) and is established for single-family residences, group homes, second units, family childcare homes, and adult residential facilities. Senior homes are a permitted use within the A-1 zone provided a conditional use permit has first been obtained. Conditional Use Permit No. 200700146 was approved on November 9, 2009 to build the senior residential facility.

5. The property is surrounded by multi-family residences in all directions, single-family residences to the east, south, and west, and churches to the north and west. The current use is compatible with the surrounding neighborhood.
6. Pursuant to the provisions of Sections 22.56.2130 of the County Code, the community was appropriately notified of the public hearing by newspaper, library posting and DRP website posting.
7. Conditional Use Permit No. 200700146 approved November 9, 2009, authorized the removal of the existing buildings on the site for the construction of a new 278-unit independent and assisted living community for seniors.
8. The Department of Regional Planning has determined that a Categorical Exemption, Class 4- Minor Alterations to Land, is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements.
9. The County Forester is of the opinion that the oak tree report prepared by the certified arborist on September 23, 2011, accurately addresses the impacts to the oak resources on the site. The Forester recommends approval of the oak tree permit subject to the conditions provided in the Forester's report dated February 2, 2012.
10. The Hearing Officer finds that, the current use of the property will be accomplished without endangering the health of the remaining trees subject to this Part 16, if any, on the subject property.
11. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. That the encroachment was accomplished without endangering the health of the one oak tree on the subject property that is subject to Part 16 of Title 22 of the County Code;
- B. That the encroachment into the protected zone of one oak tree will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated; and
- C. That the encroachment into the protected zone of one oak tree will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure;

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for oak tree permit as set forth in Sections 22.56.2100, Title 22, of the Los Angeles County Code (Zoning Ordinance).

HEARING OFFICER ACTION:

1. The Hearing Officer finds that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA). The project is within a class of projects, which have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Section 15303 of the State CEQA Guidelines and Class 4 - Minor Alterations to Land, Categorical Exemption of the County Environmental Document Reporting Procedures and Guidelines, Appendix G.
 2. In view of the findings of facts presented above, Oak Tree Permit No. 201100037 is **APPROVED**, subject to the attached conditions.
- c: Zoning Enforcement, Building and Safety, Forestry

MM: SM
4/03/2012

This grant authorizes the retroactive pruning of two (2) branches that exceeded the two-inch diameter maximum allowed on one (1) holly oak tree, as identified as Tree #10 on the applicant's site plan, subject to the following conditions:

1. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all of the conditions of this grant. The affidavit shall be filed by **June 2, 2012**.
2. This grant shall not be effective for any purpose until the permittee and the owner of the property involved (if other than the permittee) have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant, and until all required fees have been paid pursuant to the attached County Forester's letter dated February 2, 2012.
3. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein. The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.
6. This grant shall expire unless used within two years from the date of final approval by the County. The date of final approval is the date of the approval action plus any applicable appeal period. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
7. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any

development or activity not in full compliance shall be a violation of these conditions. **The permittee shall deposit with the County of Los Angeles the sum of \$200.00.** The deposit shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for one (1) inspection. If additional Department of Regional Planning inspections are deemed necessary, required supplementary funds (at \$200 per inspection) shall be deposited with the Department of Regional Planning. Inspections shall be unannounced and may be coordinated with the County Forester.

8. If any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance.
9. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
10. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
11. The permittee shall comply with all conditions and requirements contained in the County of Los Angeles Forester and Fire Warden, Forestry Division, letter dated February 2, 2012 (attached hereto), to the satisfaction of said Division, except as otherwise required by said Division.

Attachment: County Forester's Letter dated February 2, 2012.



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



OAK TREE PERMIT BURDEN OF PROOF

Please identify the number of oak trees proposed for:

n/a Removal n/a Encroachment n/a To Remain 17 Total existing oak trees

Pursuant to Zoning Code Section 22.56.2100, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the proposed construction or proposed use will be accomplished without endangering the health of the remaining trees subject to Part 16 of Chapter 22.56, if any, on the subject property.

The purpose of this request is to obtain a retroactive Oak Tree permit for the pruning of two branches that exceeded 2-inches in diameter on one holly oak tree.

B. That the removal or relocation of the oak tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.

We are not proposing to remove or relocate any oak trees at this time.

C. That in addition to the above facts, at least one of the following findings must apply:

1. That the removal of oak tree(s) proposed is necessary as continued existence at present location(s) frustrates the planned improvement or proposed use of the subject property to such an extent that:
 - a. Alternate development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or
 - b. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized, or
2. That the oak tree(s) proposed for removal or relocation interfere with utility service or streets and highways either within or outside of the subject property and no reasonable alternative to such interference exists other than removal of the tree(s), or
3. That the oak tree(s) proposed for removal, with reference to seriously debilitating disease or other danger of falling, is such that it cannot be remedied through reasonable preservation procedures and practices.
4. That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.

We are not proposing to remove or relocate any Oak Trees at this time.

EVALUATION OF POST-PRUNING IMPACTS
TO EIGHT HOLLY OAK TREES AT
THE PROPOSED MONTE CEDRO PROJECT
AT 2212 EL MOLINO AVENUE
IN ALTADENA, CALIFORNIA

SUBMITTED TO

CAROLYN INGRAM SEITZ AND ASSOCIATES
P. O. Box 265
ALTADENA, CALIFORNIA 91003

PREPARED BY

CY CARLBERG, REGISTERED CONSULTING ARBORIST
2402 CALIFORNIA AVENUE
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ASCA REGISTERED CONSULTING ARBORIST # 405
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OAKGIRL@DSLEXTREME.COM

SEPTEMBER 23, 2011

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C Y C A R L B E R G

REGISTERED CONSULTING ARBORIST



EXECUTIVE SUMMARY

An initial site inspection and report for all the trees located at the proposed Monte Cedro Project site in Altadena, California was performed in May 2007. The structures were demolished in 2008. In August 2010, pruning was performed on the eight holly oaks at the site without the benefit of monitoring by this office. Follow-up inspections of the eight holly oaks was conducted in February and September 2011. Both of those inspections confirm that the pruning was performed in accordance with current industry standards and should not negatively affect the future health and vitality of the eight oaks.

BACKGROUND AND ASSIGNMENT

The Episcopal Home Communities is in the design phase of a new senior residential facility consisting of independent living and assisted living residential units. The site is located at 2212 El Molino Avenue and comprises about six acres. It is bound to the north by Calaveras Street, to the east by the western property lines of the Crawford Avenue residences, to the south by Alameda Street, and to the west by El Molino Avenue.

Demolition of the structures occurred in 2008; the property is currently vacant. In August, 2010, the landscape contracting firm who is caring for the trees pre-construction, pruned eight holly oaks (*Quercus ilex*) on El Molino Avenue between Calaveras and Alameda Streets. A few branches exceeding two inches in diameter were removed. The Los Angeles County Oak Tree Ordinance specifically forbids the pruning of branches two inches in diameter and larger without a permit. In response to this infraction, the Los Angeles County Department of Regional Planning requested a retroactive oak tree permit.

I was not informed before or during the time that the pruning took place. Still, as the Arborist of Record (and the preparer of the Oak Tree Report in June 2007) I was retained to evaluate the recent pruning and prepare a report stating my observations and opinion on the quality of pruning performed. This report is based on our office's two site visits of February 11 and September 18, 2011. The location of the trees are graphically represented on the Oak Tree Protection Plan (see the reduced copy on page 12). Photographs accompanying this report illustrate the trees in 2007 and post-pruning on February 11 and September 18, 2011.

OBSERVATIONS AND DISCUSSION

We evaluated the trees post-pruning in February and September 2011. As illustrated in the captioned photographs included in this report, all of the eight holly oaks are generating new foliage and the majority of the pruning sites are forming healthy callous tissue. There is no indication of sunburn or sunscald on the interior limbs. Signs of leaf and twig pests and/or diseases were minimal. All of the eight trees appear to be vigorous and in overall good condition.

TABLE 1—OAK TREES PRUNED AUGUST 2011—EL MOLINO AVENUE

TREE #	COMMON NAME	BOTANICAL NAME	DBH ¹	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	LOCATION
1	Holly Oak	<i>Quercus ilex</i>	21"	Good	Good	El Molino Avenue
2	Holly Oak	<i>Quercus ilex</i>	15.5"	Good	Good	El Molino Avenue
3	Holly Oak	<i>Quercus ilex</i>	17.5"	Good	Good	El Molino Avenue
4	Holly Oak	<i>Quercus ilex</i>	13"	Good	Good	El Molino Avenue
5	Holly Oak	<i>Quercus ilex</i>	22"	Good	Good	El Molino Avenue
6	Holly Oak	<i>Quercus ilex</i>	16"	Good	Good	El Molino Avenue
7	Holly Oak	<i>Quercus ilex</i>	17"	Good	Good	El Molino Avenue
10	Holly Oak	<i>Quercus ilex</i>	16"	Good	Good	El Molino Avenue
				TOTAL TREES	8	

Section 22.56.2070 of the Los Angeles County Oak Tree Ordinance no. 22.56.2050 states:

D. "Tree maintenance, limited to medium pruning of branches not to exceed two inches in diameter in accordance with guidelines published by the National Arborists Association, (see Class II), intended to insure the continued health of a protected tree"

The National Arborists Association, now part of the Tree Care Industry Association, uses the American Standard for Tree Care Operations and the most current edition of ANSI Z133.1. The pruning performed in August 2010 adhered to these standards, but violated the two-inch requirement, albeit in only in two places on only one of the trees (see photos 'H1' and "H2'). These pruning cuts were made properly and should continue to close well without any long term detrimental effects.

¹ Dbh – a forestry term used to describe trunk diameter measured at 4.5 feet above natural grade. Typically used as a representation of tree size.

The pruning performed in August 2010 removed quite a bit of canopy volume, but was done with care and proper branch selection. The trees were in good condition to begin with, they are recovering well, and there is no reason to believe that they will decline in any way from the August 2010 pruning.

Cultural conditions onsite appear to be adequate overall, but a few minor adjustments are recommended below.

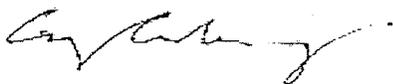
CONCLUSION & RECOMMENDATIONS

In my professional opinion, the August 2010 pruning on the subject oaks was performed in accordance with current industry standards and will not negatively affect their future health and vitality. As the Arborist of Record, it is my duty to monitor pruning and construction activities. While the eight oaks are regenerating foliage and callous tissue well, the following recommendations are made to adjust the cultural conditions on-site:

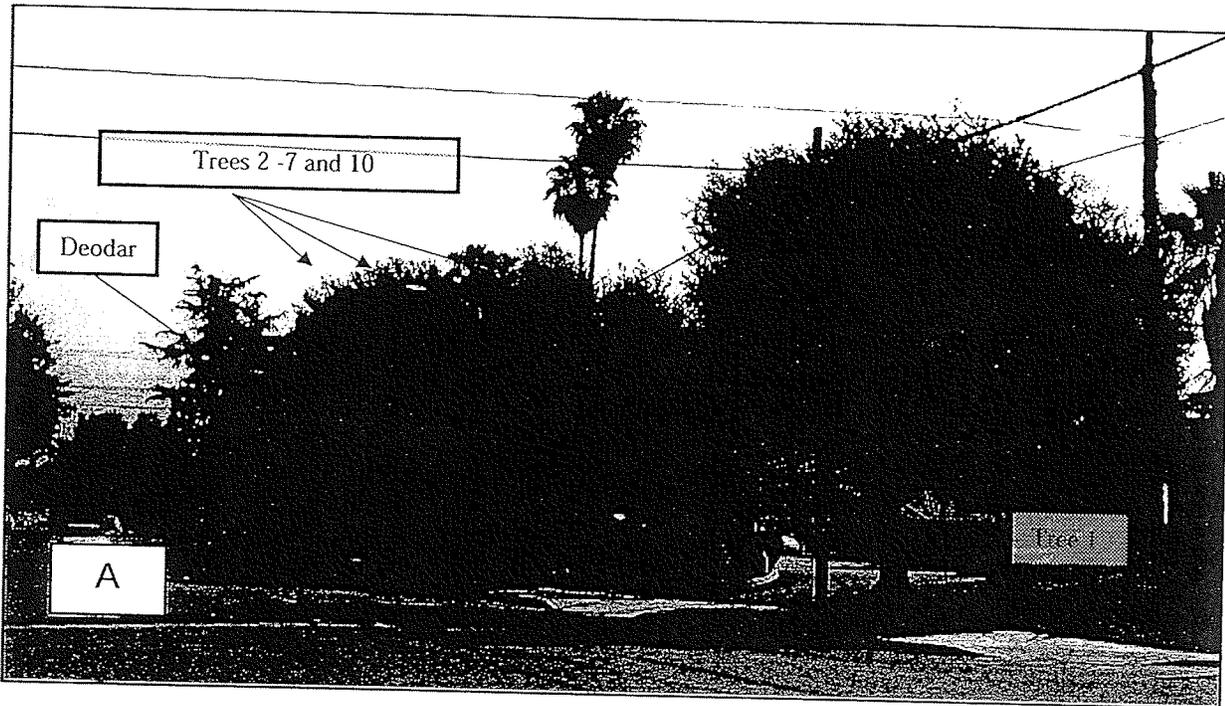
1. Remove turf from the base of Tree #1 out to about four feet from the trunk and allow leaf litter to accumulate in that area.
2. Move the irrigation lines and bubbler heads back to a minimum distance of two feet from the trunks of Trees 2-6.
3. Check the soaker hoses on Trees #7 and 10.
4. Adjust the irrigation around Tree #1 to avoid saturation of the soil.

In addition, I will remind the owner of our agreement and see that the Oak Tree Permit is adhered to in every way.

Very truly yours,

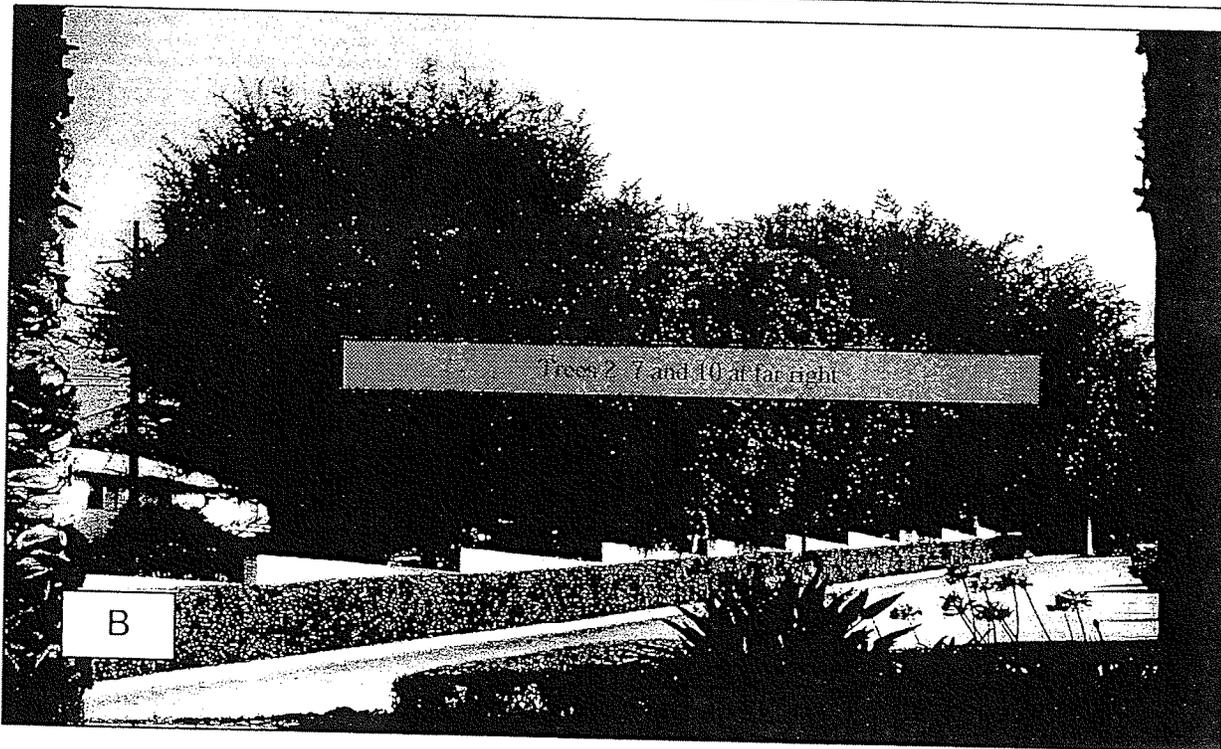


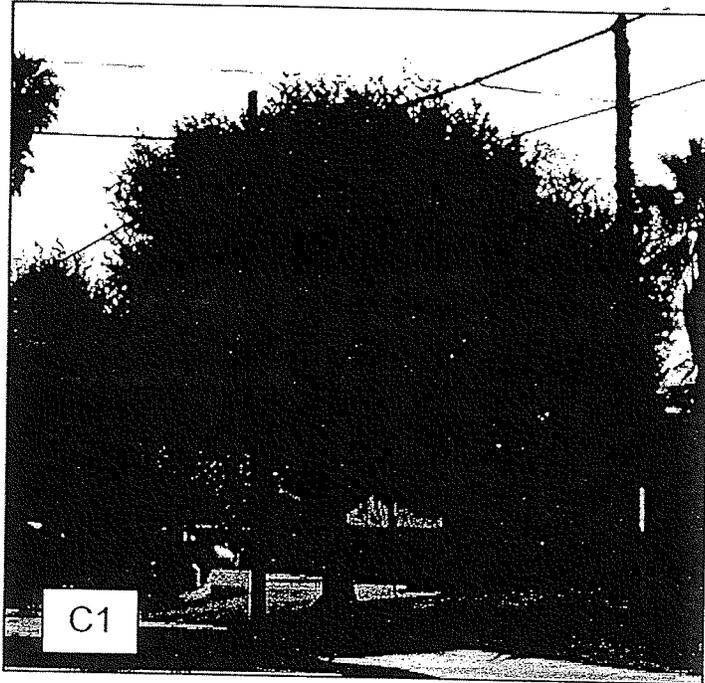
Cy Carlberg
Registered Consulting Arborist



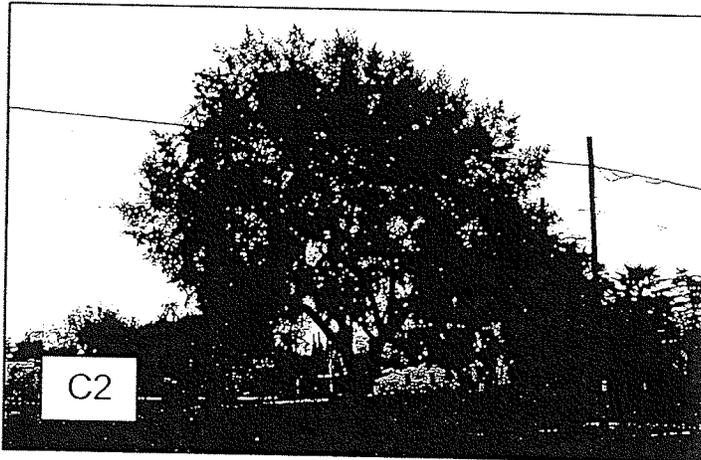
Photograph 'A': Facing east, taken in May 2007, showing the holly oaks along El Molino Avenue. Tree 10 is at far left end, just before the deodar.

Photograph 'B': Facing north, taken in May 2007, showing the same trees from a different aspect.

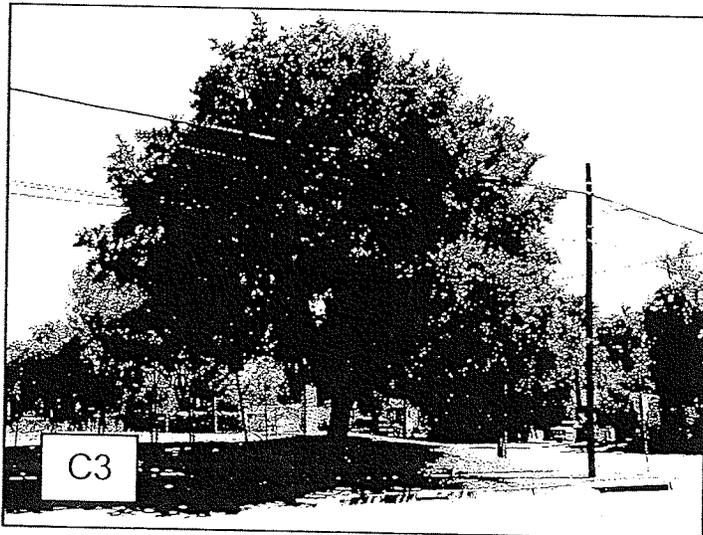




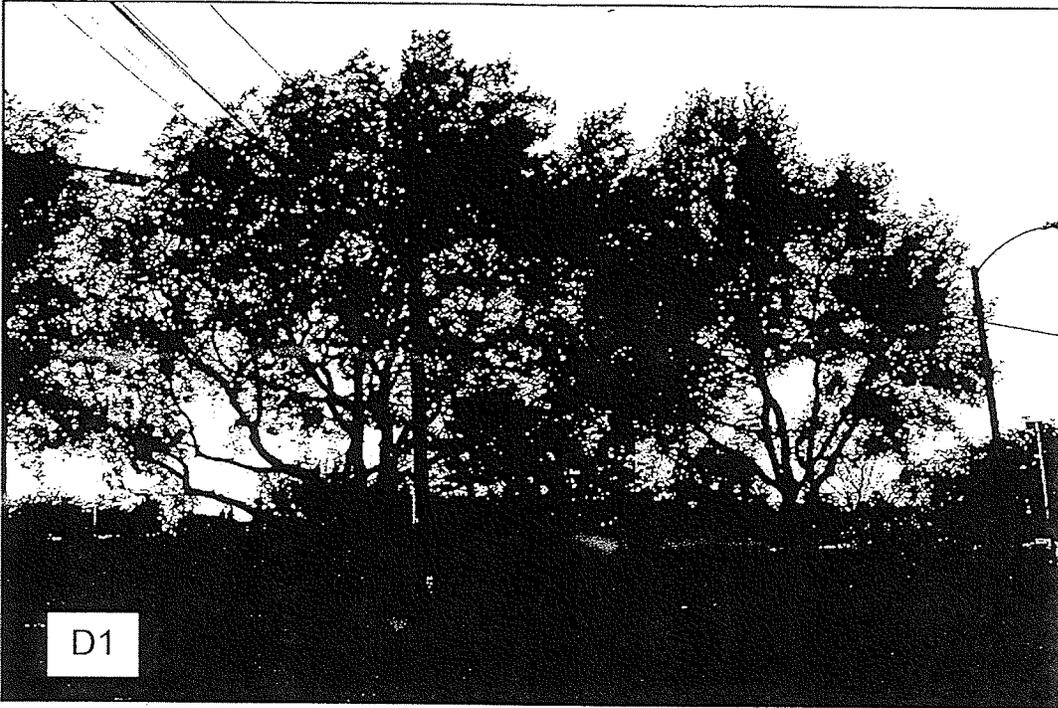
Photograph "C1" – May 2007
Facing east at Tree 1 (before site
demolition in 2008 and pruning in 2010).



Photograph "C2" – February 11, 2011
Facing southeast at Tree 1 - post-
demolition in 2008 and pruning in 2010.

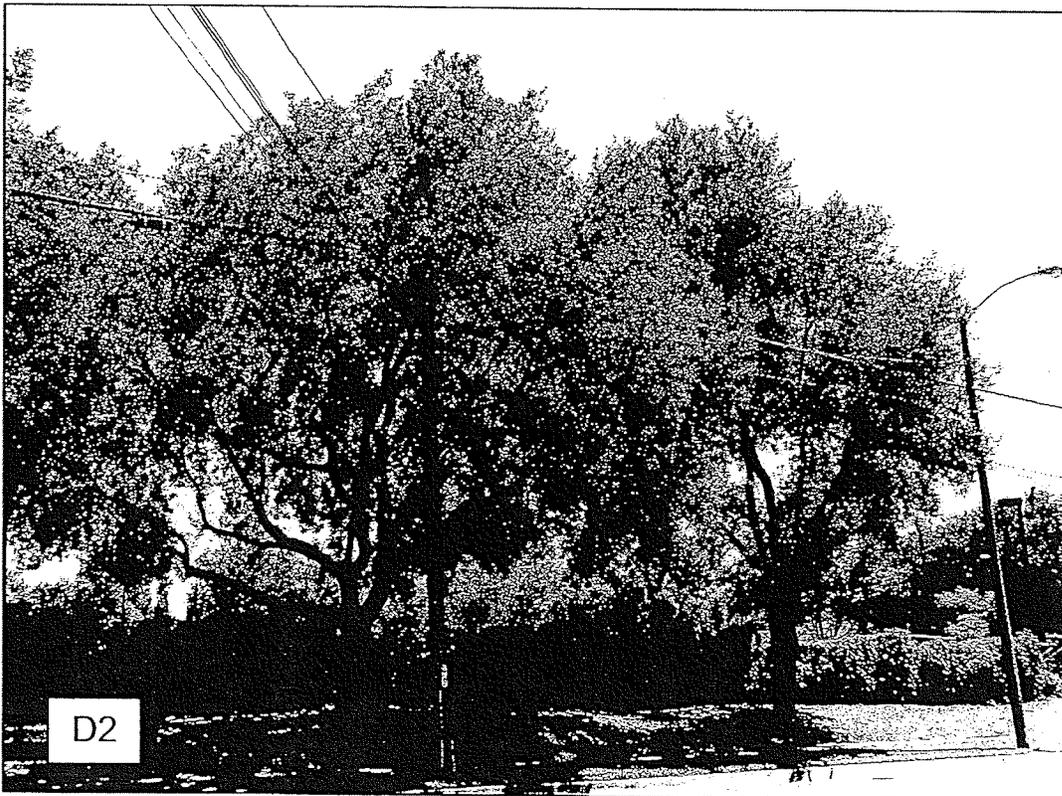


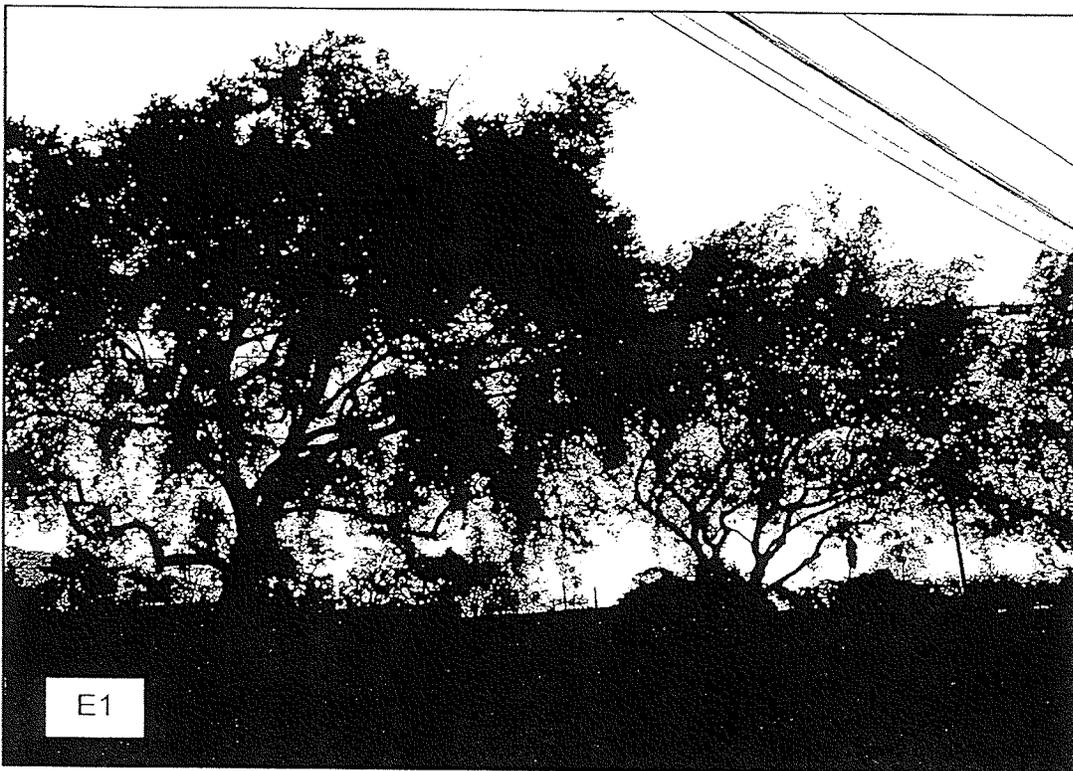
Photograph "C3" – September 18, 2011
Facing southeast at Tree 1 - post-pruning .



Photograph "D2" – September 18, 2011
Facing southeast at Trees 2 & 3, right to left, post-pruning (August 2010).

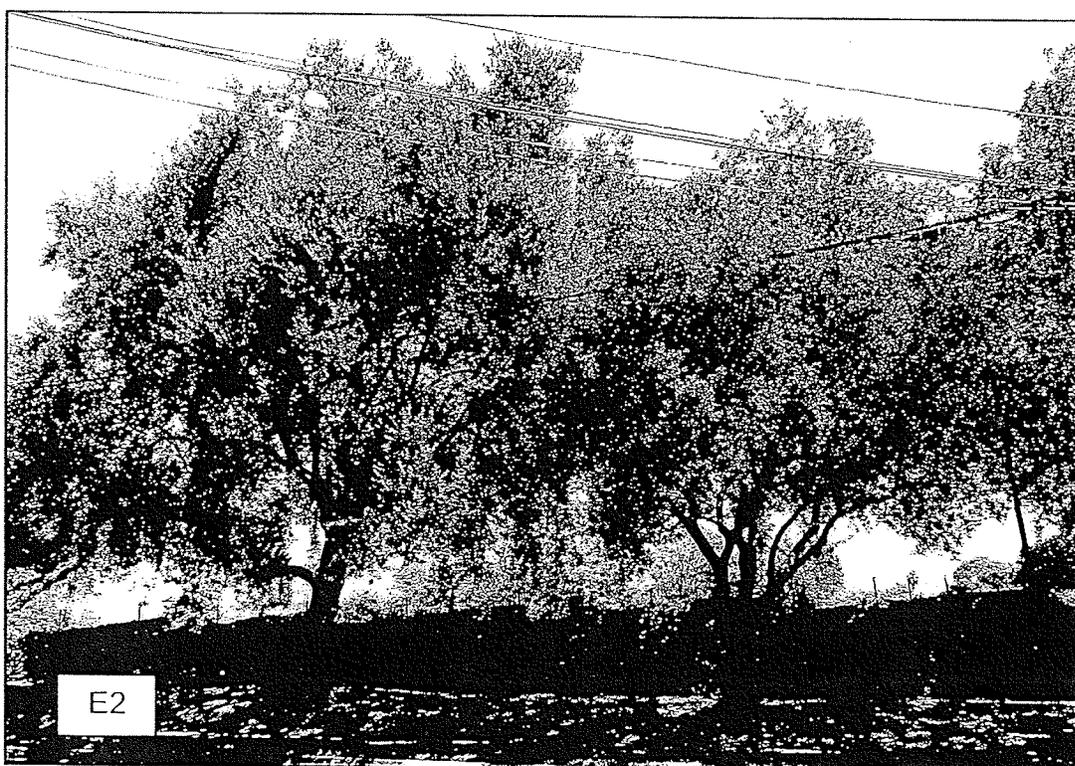
Photograph "D1" – February 11, 2011
Facing southeast at Trees 2 & 3, right to left, post-pruning (August 2010).

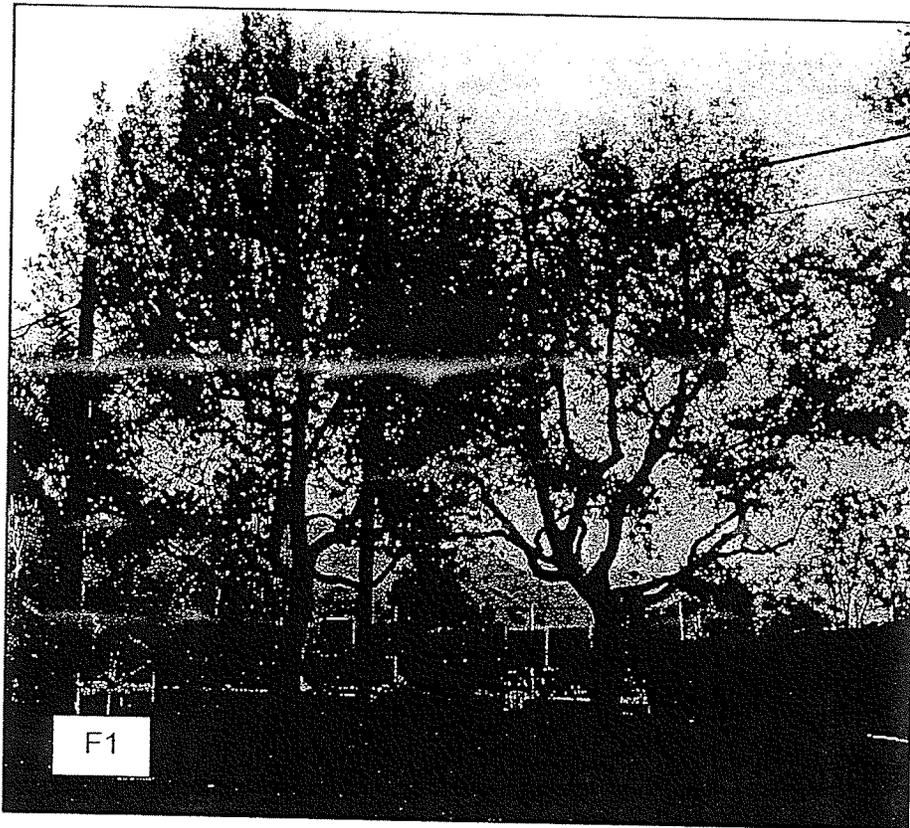




Photograph "E1" - February 11, 2011
Facing east at Trees 4 & 5, right to left, post-pruning (August 2010).

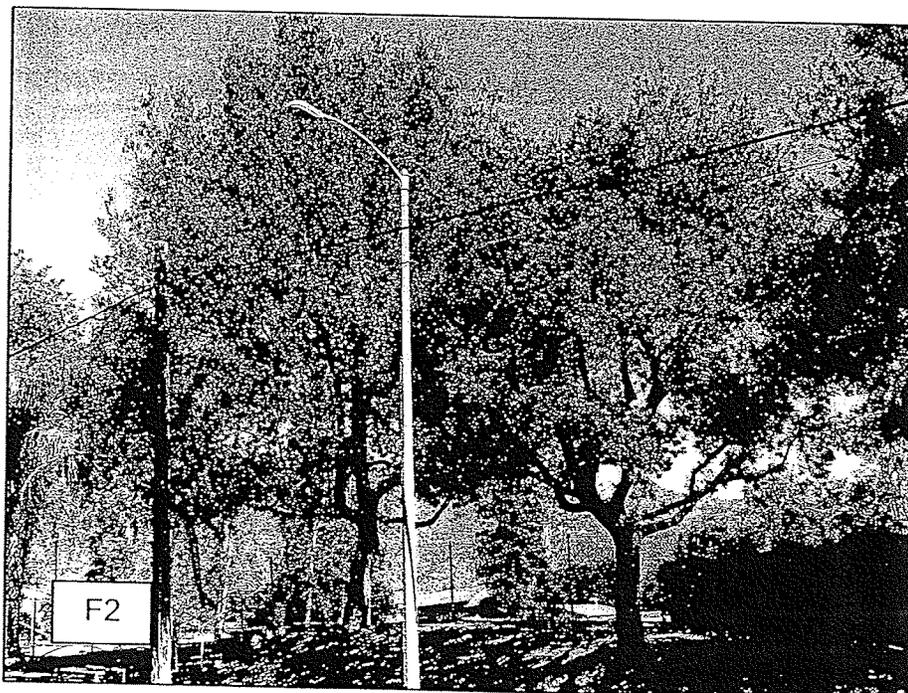
Photograph "E2" - September 18, 2011
Facing southeast at Trees 4 & 5, right to left, post-pruning (August 2010).





Photograph "F1" – February 11, 2011
Facing east at Trees 6 & 7, right to left, post-pruning (August 2010).

Photograph "F2" – September 18, 2011
Facing southeast at Trees 6 & 7, right to left, post-pruning (August 2010).





Photograph "G1" - February 11, 2011
Facing east at Tree 10, post-pruning
(August 2010).

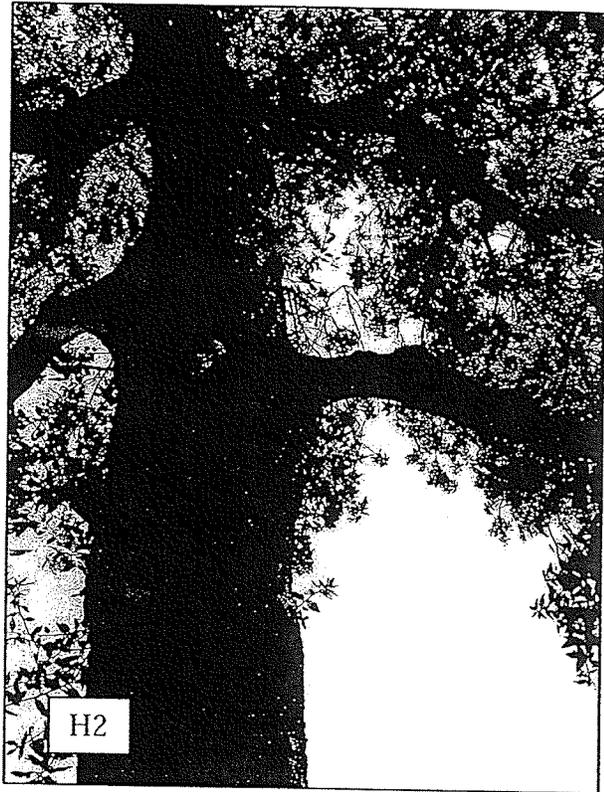


Photograph "G2" - September 18, 2011
Facing southeast at Tree 10, post-pruning
(August 2010).





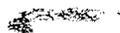
Photograph "H1" - Tree 10
February 11, 2011 - Illustrating pruning cuts on branches over 2-inches in diameter.



Photograph "H2" - Tree 10
September 18, 2011 - Illustrating same pruning cuts - note ¼ inch callous tissue around perimeter of cuts & epicormic growth.

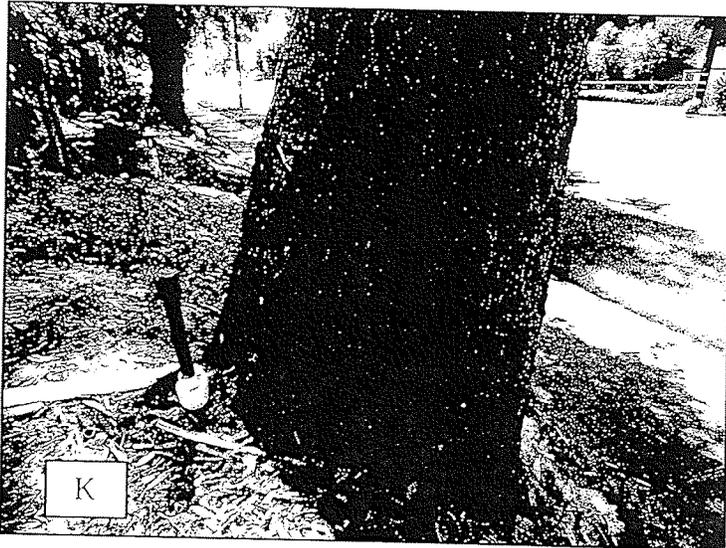


Photograph "I" - Tree 10
September 18, 2011 - Check all soaker hoses and adjust spacing from the base of the trunks.

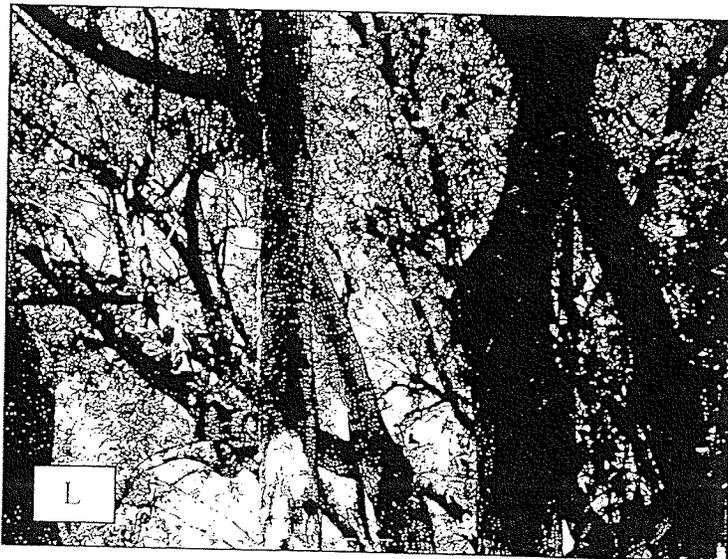




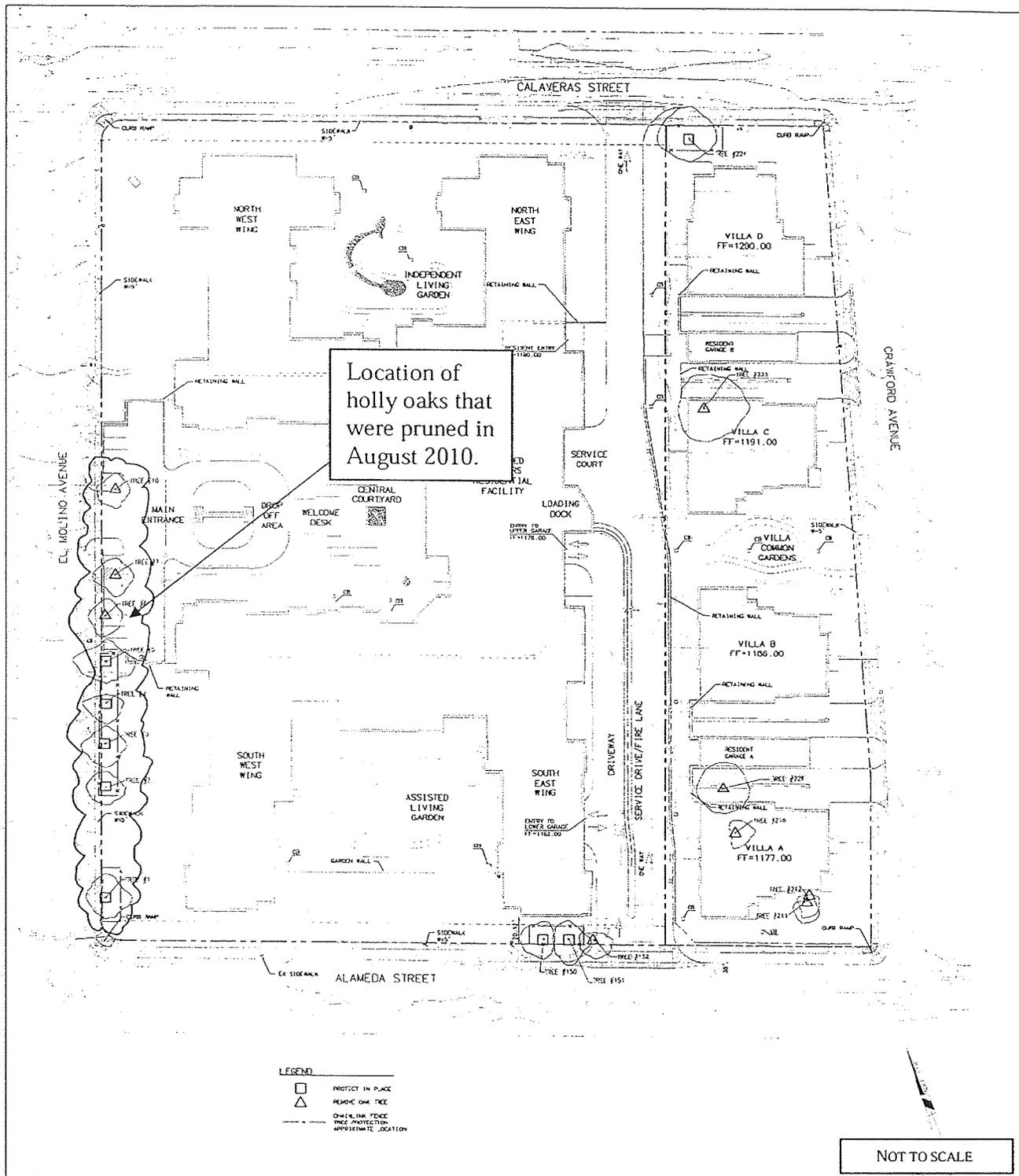
Photograph "J" - Tree 1
September 18, 2011 - Example of vigorous tip growth, acorn production and minor amount of sooty mold on the leaves.



Photograph "K" - Tree 6
September 18, 2011 - Example of bubbler head and line to be moved away from trunk.



Photograph "L" - September 18, 2011
Some of the trees exhibit sap-sucker (woodpecker) feeding holes along their interior limbs, but sunburn or sunscald were not noted.



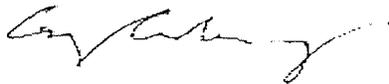
TREE LOCATION EXHIBIT

CERTIFICATION OF PERFORMANCE

I, Cy Carlberg, certify:

- That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms of Assignment;
- That I 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 my own;
- That my 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 my 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 a member of the American Society of Consulting Arborists, and that I acknowledge, accept, and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Certified Arborist, and have been involved in the practice of arboriculture and the study of trees for over twenty-five years.

Signed: 

Date: _____ September 23, 2011 _____

CY CARLBERG

2402 California Avenue, Santa Monica, California 90403

(310) 453-TREE • oakgirl@dslextreme.com

Education B.S., Landscape Architecture, California State Polytechnic University, Pomona, 1985
Graduate, Arboricultural Consulting Academy, American Society of Consulting Arborists, Chicago, Illinois, February 2002

Experience Consulting Arborist, 1998-present
Manager of Grounds Services, California Institute of Technology, Pasadena, 1992-1998
Director of Grounds, Scripps College, Claremont, 1988-1992

Certificates 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

Areas of Expertise

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

- Tree inventory and risk assessment
- Evaluation of trees for preservation
- Tree protection on construction sites
- Pest and disease identification
- Guidelines for oak preservation
- Selection of appropriate tree species
- Planting, pruning, and maintenance specifications
- Geographic Information Systems (GIS) mapping and Microsoft Access database customization

Previous Consulting Experience

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

- The Los Angeles Zoo
- Walt Disney Concert Hall Gardens
- The Art Center College of Design
- The Rose Bowl, Pasadena
- The City of Beverly Hills
- The City of Claremont
- The City of Pasadena
- The City of Los Angeles
- The City of Santa Monica
- Occidental College, Los Angeles
- Claremont McKenna College
- Pomona College, Claremont
- Harvey Mudd College, Claremont
- Claremont Unified School District
- Los Angeles Department of Water and Power
- Santa Monica/Malibu Unified School District

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

- California Urban Forests Council, Board Member, 1995-2006
- Tree Advisory Commission, City of Sierra Madre, Chair, 1999-2003
- American Society of Consulting Arborists Academy, Faculty Member, 2003-2005



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 890-4330

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

February 2, 2012

Steve Mar, Principal Regional Planner
Department of Regional Planning
Zoning Permits Section
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Mar:

OAK TREE PERMIT NUMBER 2011-00037
PROJECT NUMBER R2007-02030-(5)
2212 EL MOLINO AVENUE, ALTADENA

We have reviewed the "Request for Oak Tree Permit #2011-00037." The project is located at 2212 El Molino Avenue in the unincorporated area of Altadena. The Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The term "Oak Tree Report" refers to the document on file by Cy Carlberg, the consulting arborist, dated September 23, 2011.

We recommend the following as conditions of approval:

OAK TREE PERMIT REQUIREMENTS:

1. This grant shall not be effective until the permittee and the owner of the property involved (if other than the permittee), have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all conditions of this grant. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County of Los Angeles Fire Department a sum of \$300. Such fees shall be used to compensate the County Forester \$100 per inspection to cover expenses incurred while

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS
ARTESIA
AZUSA
BALDWIN PARK
BELL
BELL GARDENS
BELLFLOWER
BRADBURY

CALABASAS
CARSON
CERRITOS
CLAREMONT
COMMERCE
COVINA
CUDAHY

DIAMOND BAR
DUARTE
EL MONTE
GARDENA
GLENDALE
HAWAIIAN GARDENS
HAWTHORNE

HIDDEN HILLS
HUNTINGTON PARK
INDUSTRY
INGLEWOOD
IRVINDALE
LA CANADA FULTRIDGE
LA HABRA

LA MIRADA
LA PUENTE
LAKEWOOD
LANCASTER
LAWDALE
LOMITA
LYNWOOD

MALIBU
MAYWOOD
NORWALK
PALMDALE
PALOS VERDES ESTATES
PARAMOUNT
PICO RIVERA

POMONA
RANCHO PALOS VERDES
ROLLING HILLS
ROLLING HILLS ESTATES
ROSEMEAD
SAN DIMAS
SANTA CLARITA

SIGNAL HILL
SOUTH EL MONTE
SOUTH GATE
TEMPLE CITY
WALNUT
WEST HOLLYWOOD
WESTLAKE VILLAGE
WHITTIER

inspecting the project to determine the permittee's compliance with the conditions of approval. The above fees provide for one (1) initial inspection prior to the commencement of construction and two (2) subsequent inspections until the conditions of approval have been met. The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.

3. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County of Los Angeles Fire Department, Forestry Division, stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester, any failure to fully comply with the conditions of the grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.
4. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact, as determined by the County Forester for the life of the Oak Tree Permit or the Conditional Use Permit.
5. The permittee shall install temporary chainlink fencing, not less than four (4) feet in height, to secure the protected zone of all remaining Oak trees on site, as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.
6. Copies of the Oak Tree Report, Oak tree map, mitigation planting plan, and conditions of approval, shall be kept on the project site and available for review. All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree map, mitigation planting plan, and conditions of approval.

PERMITTED OAK TREE ENCROACHMENT:

7. This grant allows encroachment within the protected zone of one (1) tree of the Oak genus identified as Tree Number 10 on the applicant's site plan and Oak Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.
8. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two-inches in diameter or less in accordance with the guidelines published by the National Arborist Association. Copies of these guidelines

are available from the County of Los Angeles Fire Department, Forestry Division. In no case shall more than 20% of the tree canopy of any one tree be removed.

9. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication, "Oak Trees: Care and Maintenance," prepared by the County of Los Angeles Fire Department, Forestry Division. A copy of the publication is enclosed with these conditions.

MITIGATION TREES:

10. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for any tree specified above that dies as a result of the approved encroachments.
11. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible provided the combined diameter of the two (2) largest stems of such trees measure a minimum of one (1) inch in diameter one (1) foot above the base.
12. Mitigation trees shall consist of indigenous varieties of *Quercus agrifolia*, grown from a local seed source.
13. Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. Mitigation trees shall be planted either on site or at an off-site location approved by the County Forester. Alternatively, a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
14. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The two-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Regional Planning and the County Forester, indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive two (2) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.
15. All mitigation Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.

NON-PERMITTED ACTIONS AND VIOLATIONS:

16. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.

Steve Mar, Principal Regional Planner

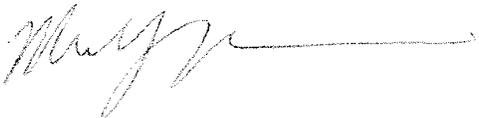
February 2, 2012

Page 4

17. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within two (2) years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
18. No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained.
19. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.
20. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any Oak tree. No temporary structures shall be placed within the protected zone of any Oak tree.
21. Violations of the conditions of this grant shall result in immediate work stoppage or in a notice of correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the notice of correction.
22. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the County of Los Angeles Fire Department, Forestry Division, for all enforcement efforts necessary to bring the subject property into compliance.

If you have any additional questions, please contact this office at (818) 890-5758.

Very truly yours,



MICHAEL Y. TAKESHITA, ASSISTANT CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

MYT:jl

Enclosure