

Horticulturists and
Registered Consulting
ARBORISTS

**CITY OF LOS ANGELES TREE REPORT
2308 – 2310 SOUTH PISANI PLACE
LOS ANGELES, CALIFORNIA 90291**

SUBMITTED TO:

**2308 PISANI PLACE, LP
2999 OVERLAND AVENUE, SUITE 130
LOS ANGELES, CALIFORNIA 90064**

PREPARED BY:

**CY CARLBERG
ASCA REGISTERED CONSULTING ARBORIST #405
ISA CERTIFIED ARBORIST #WE 0575A
ISA QUALIFIED TREE RISK ASSESSOR
CAUFC CERTIFIED URBAN FORESTER #013**

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



JUNE 8, 2017

www.cycarlberg.com

2308 – 2310 PISANI PLACE, LOS ANGELES, CALIFORNIA – TREE REPORT

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RESUME 7



June 8, 2017

2308 Pisani Place, LP
2999 Overland Avenue, Suite 130
Los Angeles, California 90064

Re: 2308-2310 Pisani Place, Los Angeles, California

Ladies and Gentlemen:

This letter addresses our office's site visit of June 7, 2017 to the properties located at 2308 – 2310 S. Pisani Place in Los Angeles, California. We were retained to visit the properties and determine if any trees considered protected by the City of Los Angeles Tree Preservation Ordinance No. 177.044 were present. The table on the following page sets forth the data for the five private property trees and two City rights-of-way trees that were inventoried. **None of the private property species are considered protected by the ordinance.** These five private property trees are proposed to be removed. There are no off-site trees on any contiguous properties that will be affected by the proposed project. There are two City of Los Angeles rights-of-way trees associated with this property; they will be preserved.

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

Santa Monica Office
cy@cy Carlberg.com

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

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80 West Sierra Madre Boulevard, #241
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TABLE 1 – INVENTORY OF TREES (PRIVATE PROPERTY AND TWO CITY STREET TREES)

Tree #	Common Name	Botanical Name	Dbh(s) (inches)	Height (feet)	Canopy Spread N/E/S/W	Health Grade	Structure Grade	Protected Tree Y/N
1	Australian brush cherry	<i>Syzygium paniculatum</i>	8.5	20	4/6/10/5	A	A	No
2	Black pine	<i>Pinus thunbergii</i>	10	20	10/0/5/10	B-	C	No
3	Weeping fig	<i>Ficus benjamina</i>	13 at 4 ft.	25	15/18/12/15	A	C	No
4	Mexican fan palm	<i>Washingtonia robusta</i>	45' BT*	50	6/6/6/6	A	A	No
5	Mexican fan palm	<i>Washingtonia robusta</i>	45' BT	50	6/6/6/6	A	A	No
ST-1	Mexican fan palm	<i>Washingtonia robusta</i>	70' BT	75	6/6/6/6	A	A	Right-of- Way tree.
ST-2	Mexican fan palm	<i>Washingtonia robusta</i>	70' BT	75	6/6/6/6	A	A	Right-of- Way tree

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

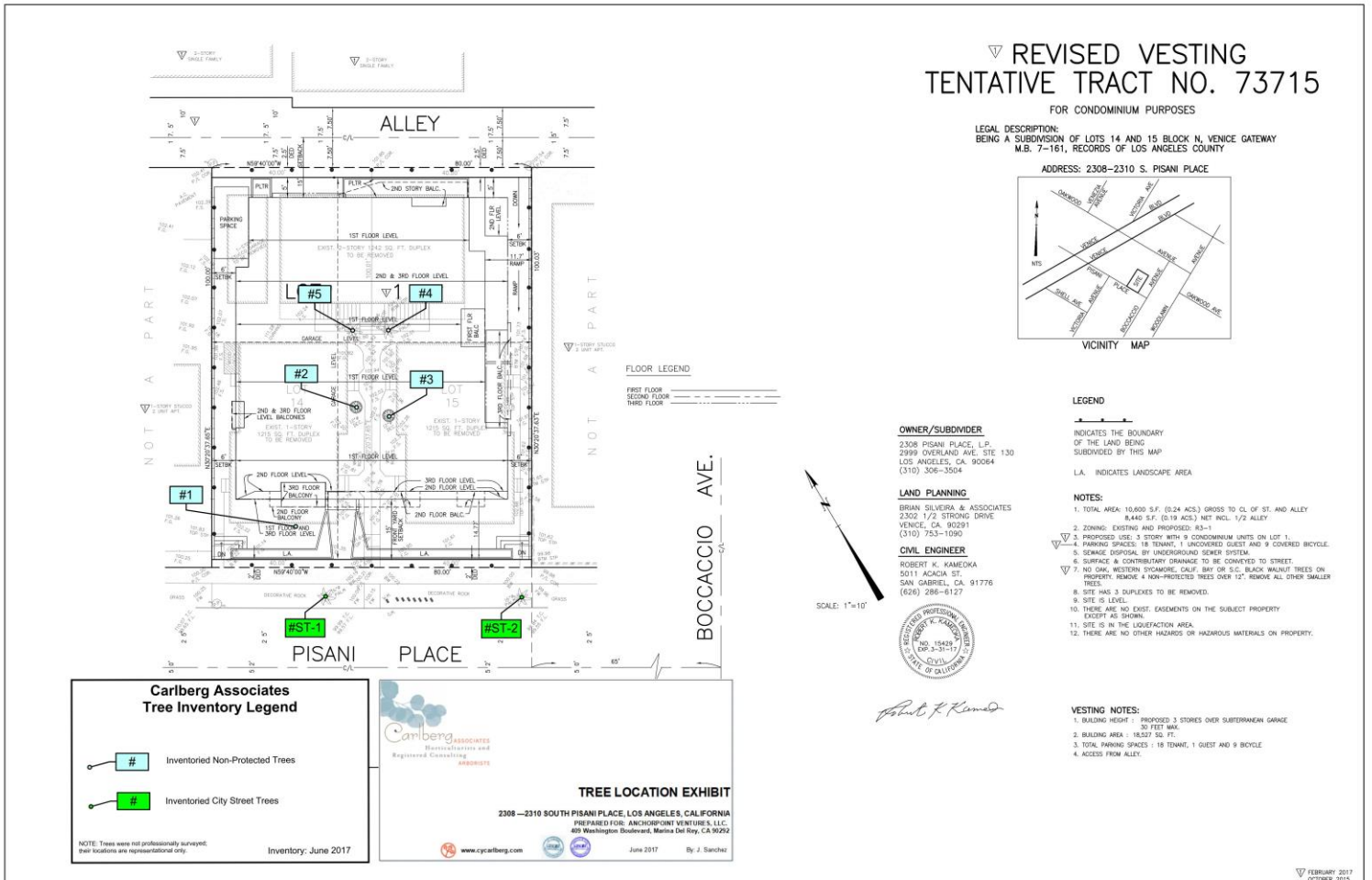
EXHIBIT A - AERIAL IMAGE OF SUBJECT PROPERTY



2308 – 2310 South Pisani Place,
Los Angeles
Source: Zimas



EXHIBIT B - REDUCED COPY OT TREE LOCATION EXHIBIT



REVISD VESTING TENTATIVE TRACT NO. 73715

FOR CONDOMINIUM PURPOSES
 LEGAL DESCRIPTION:
 BEING A SUBDIVISION OF LOTS 14 AND 15 BLOCK N, VENICE GATEWAY
 M.B. 7-161, RECORDS OF LOS ANGELES COUNTY



LEGEND

- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP
- L.A. INDICATES LANDSCAPE AREA
- NOTES:
 1. TOTAL AREA: 10,600 S.F. (0.24 ACS) GROSS TO CL OF ST. AND ALLEY 8,440 S.F. (0.19 ACS) NET INCL. 1/2 ALLEY
 2. ZONING: EXISTING AND PROPOSED: RS-1
 3. PROPOSED USE: 3 STORY WITH 9 CONDOMINIUM UNITS ON LOT 1.
 4. PARKING SPACES: 18 TENANT, 1 UNCOVERED GUEST AND 9 COVERED BICYCLE.
 5. SEWAGE DISPOSAL BY UNDERGROUND SEWER SYSTEM.
 6. SURFACE & CONTRIBUTORY DRAINAGE TO BE CONVEYED TO STREET.
 7. NO OAK, WESTERN SUGARMORE, CALIF. BAY OR S.C. BLACK WALNUT TREES ON PROPERTY. REMOVE 4 NON-PROTECTED TREES OVER 12". REMOVE ALL OTHER SMALLER TREES.
 8. SITE HAS 3 DUPLICATES TO BE REMOVED.
 9. SITE IS LEVEL.
 10. THERE ARE NO EXIST. EASEMENTS ON THE SUBJECT PROPERTY EXCEPT AS SHOWN.
 11. SITE IS IN THE LIQUEFACTION AREA.
 12. THERE ARE NO OTHER HAZARDS OR HAZARDOUS MATERIALS ON PROPERTY.

OWNER/SUBDIVIDER
 BRIAN SILVERA & ASSOCIATES
 2308 PISANI PLACE, L.P.
 2999 OVERLAND AVE. STE 130
 LOS ANGELES, CA 90064
 (310) 306-3504

LAND PLANNING
 BRIAN SILVERA & ASSOCIATES
 2302 1/2 STRONG DRIVE
 VENICE, CA 90291
 (310) 753-1090

CIVIL ENGINEER
 ROBERT K. KAMEOKA
 5011 AKACIA ST.
 SAN GABRIEL, CA 91776
 (626) 286-6127



Robert K. Kameoka

- VESTING NOTES:**
1. BUILDING HEIGHT: PROPOSED 3 STORES OVER SUBTERRANEAN GARAGE 20 FEET MAX.
 2. BUILDING AREA: 18,327 SQ. FT.
 3. TOTAL PARKING SPACES: 18 TENANT, 1 GUEST AND 9 BICYCLE
 4. ACCESS FROM ALLEY.

Carlberg Associates Tree Inventory Legend

- # Inventoried Non-Protected Trees
- # Inventoried City Street Trees

NOTE: Trees were not professionally surveyed; their locations are representational only.

Inventory: June 2017

CARBURG ASSOCIATES
 Homebased and Registered Consulting ENGINEERS

TREE LOCATION EXHIBIT

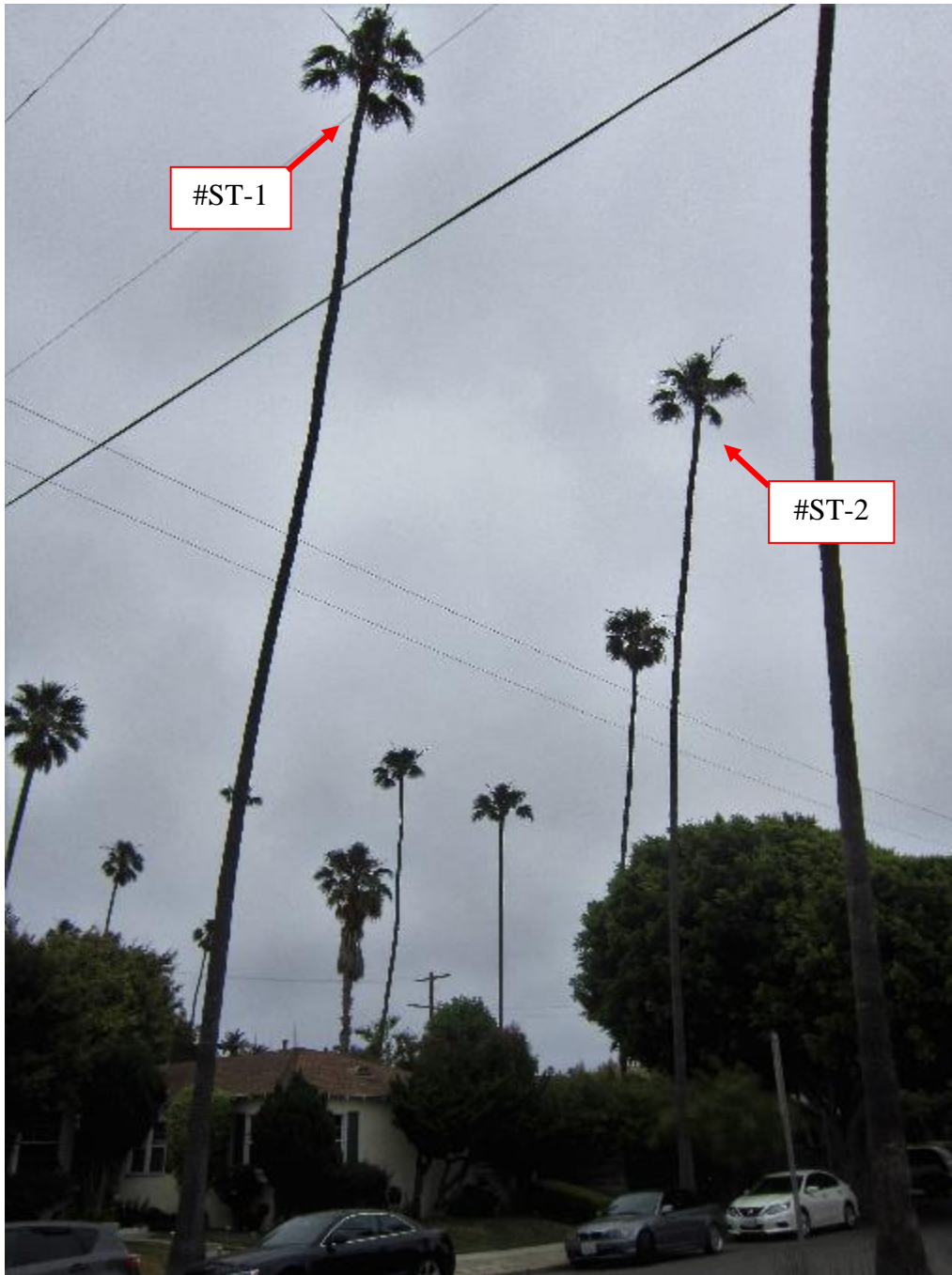
2308—2310 SOUTH PISANI PLACE, LOS ANGELES, CALIFORNIA
 PREPARED FOR: ANCHORPOINT VENTURES, LLC
 809 Washington Boulevard, Marina Del Rey, CA 90292

www.cycarlberg.com June 2017 By: J. Sanchez



EXHIBIT C – CAPTIONED PHOTOGRAPHS





Trees No. ST-1 & ST-2
Mexican fan palms

**CY CARLBERG
CARLBERG ASSOCIATES**

828 Fifth Street, Suite 3 • Santa Monica • California • 90403
cy@cycarlberg.com • o: 310.451.4804 • www.cycarlberg.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
Graduate, Municipal Forestry Institute, Lied, Nebraska, 2012
- Experience 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
- 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
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
- Member, Los Angeles Oak Woodland Habitat Conservation Strategic Alliance, 2010-present

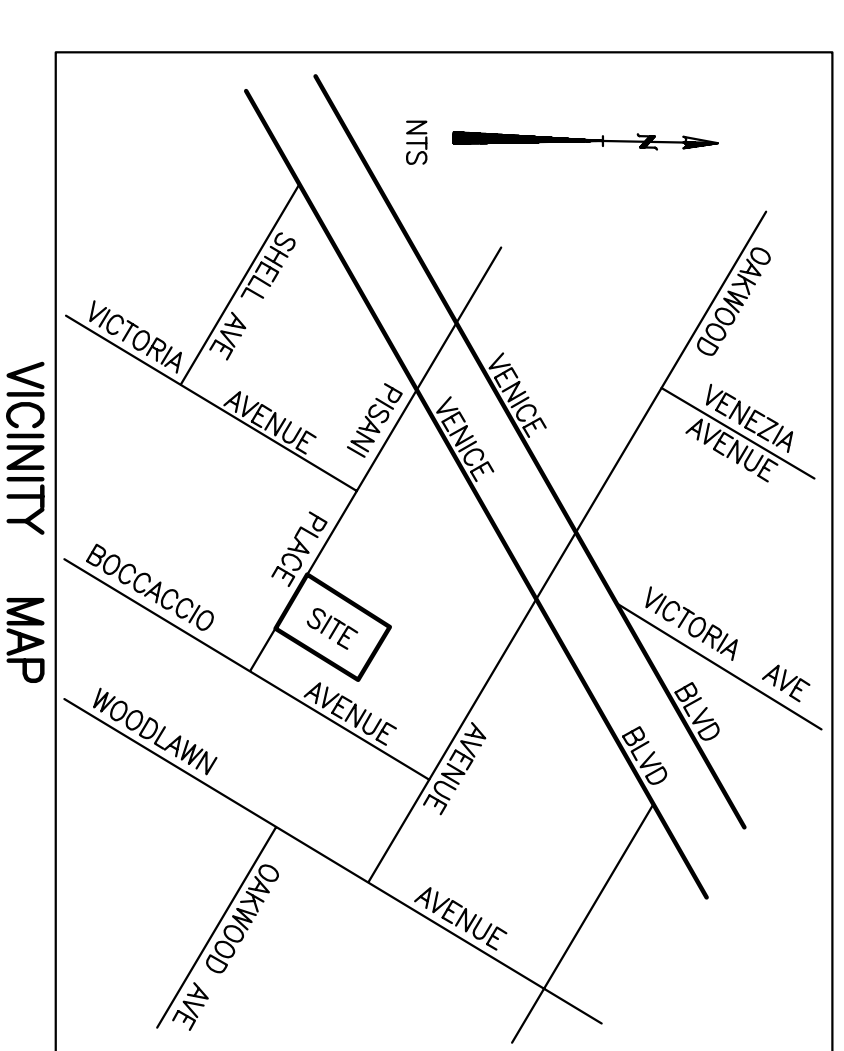


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VICINITY MAP

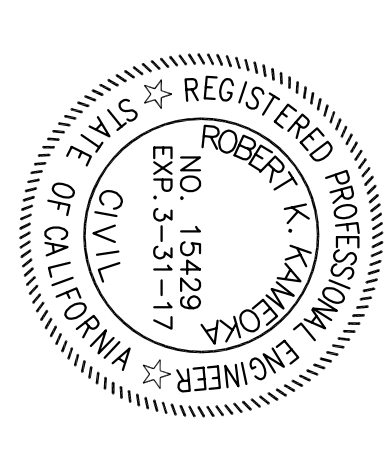
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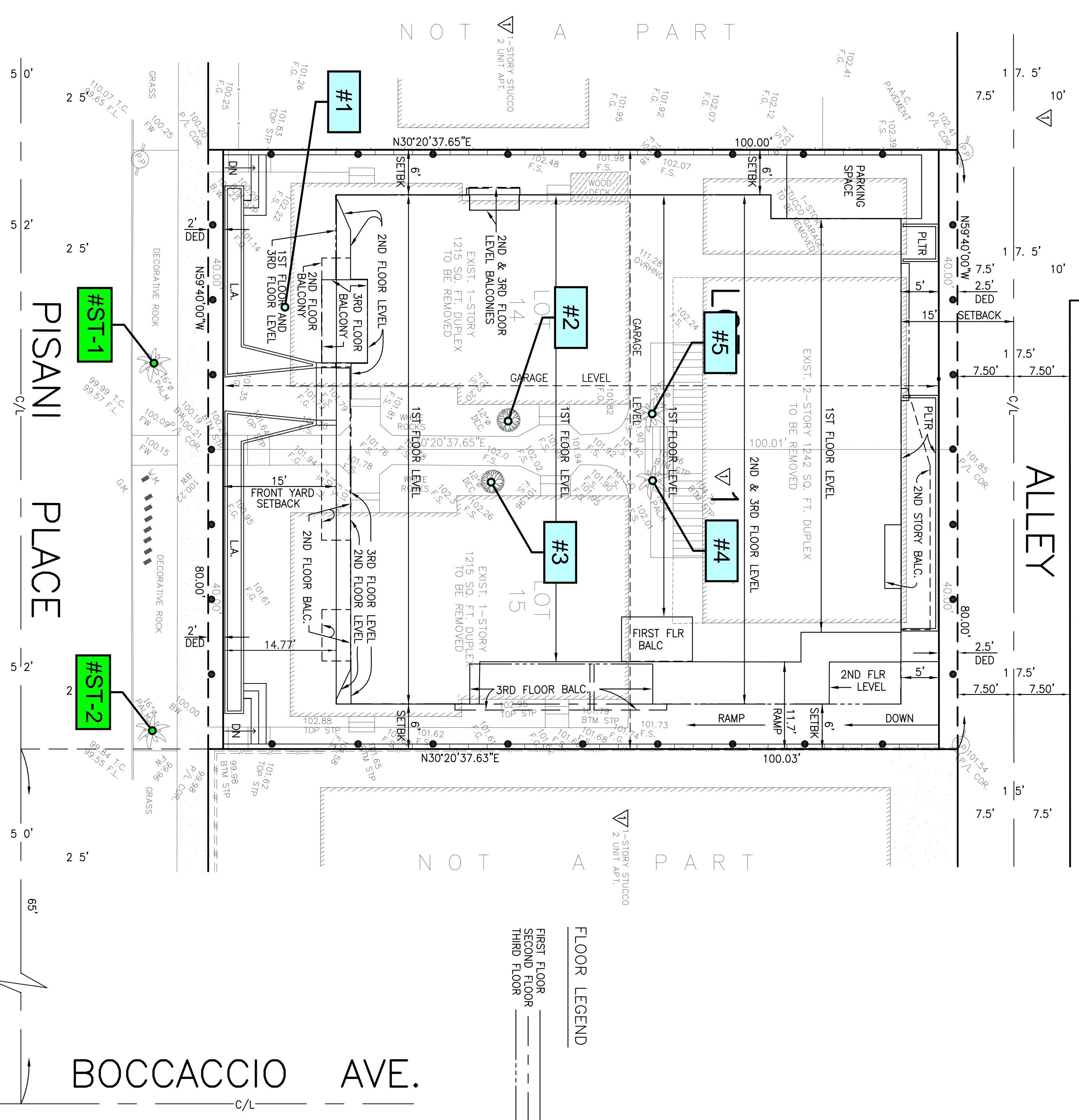
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FLOOR LEGEND
FIRST FLOOR
SECOND FLOOR
THIRD FLOOR

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PREPARED FOR: ANCHORPOINT VENTURES, LLC.
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