

**CITY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
BUREAU OF STREET SERVICES  
URBAN FORESTRY ADJUDICATION DIVISION  
HEARING EXAMINER REPORT/NOTICE OF DECISION**

**Misha Crosby**  
8461 Grand View Drive  
Los Angeles, CA 90046

**Hearing Location:** 1149 South Broadway  
4th Floor Conference Rm  
Los Angeles, CA 90015

**Date:** October 27, 2023 at 9:30am - 12:30 pm

**Witnesses:**

David Monroe, Crosby's Attorney  
Kelly Lewis, Arborist  
Bryan Ramirez, Urban Forestry Street Tree Superintendent I  
Adena M. Hopenstand, Deputy City Attorney  
Ted Jordan, Assistant City Attorney  
Albert Vera, Tree Surgeon Supervisor II  
Chief David Rivera, Hearing Examiner  
Ayelet Feiman, Assistant City Attorney  
Gisela Cardines, Principal Clerk

**Exhibits:**

[Exhibit 1] Notice of Admin Hearing  
[Exhibit 2] Notice Affecting real property  
[Exhibit 3] Notice Affecting Real prop. Recorded  
[Exhibit 4] Grand/Deed proof of ownership  
[Exhibit 5] Tax Search/proof of ownership  
[Exhibit 6] Sale record, opportunity to build  
[Exhibit 7] Geo soils letter Misha Crosby  
[Exhibit 8] Screenshots of Video removal 06/28/23  
[Exhibit 9] Previous tree removal application 2018  
[Exhibit 10] Screenshots of Google street view  
[Exhibit 11] Inspection photos of removed trees  
[Exhibit 12] Owner's formal Statement  
[Exhibit 13] UFD tree inventory  
[Exhibit 14] Number of trees - Owner's statement  
[Exhibit 15] Proof of mailing  
[Exhibit 16] Community statements  
[Exhibit 17] Date of tree removals  
[Exhibit 18] Constituent statement of advisement  
[Exhibit 19] UFD Inspection findings  
[Exhibit 20] Species information indicating age  
[Exhibit 21] Email correspondence attachments, including the map highlighted in green and an additional map marked up by my designer, who highlighted the trees in orange/red coincidentally.

[Exhibit 22] The site plan map for my home provided by my designer. I would not that my land is zoned R1 HRC for a residential family home.  
[Exhibit 23] Email to the 2nd contractor with the attachment map marked in yellow. For your reference the email attached as Exhibit 23 is also marked as Exhibit J to my statement, which is marked as Exhibit 12 in the City's packet. Only the top of the map with the yellow marking was on Exhibit J. I note that on the next page, Exhibit K, shows that California Tree Design, in their job description, stated, "Removal of selected trees and shrubs in highlighted area per the PDF map provided...California Tree Design Inc. will not remove the oak trees or any other protected trees on the lot."  
[Exhibit 24] Blue Workbook  
[Exhibit 25] Overhead Google Pictures  
[Exhibit 26 & 27] Miscellaneous Documents  
[Exhibit 28] Video of Tree Removal 7/7/23

**Specifications of the Allegations:** Pursuant to LAMC 46.02, the Department alleges that the property owner at 8461 Grand View Drive, Los Angeles, California hired three Arborists on three different occasions to remove several protected trees and shrubs from this property on 6/28/23, 7/7/23 and 7/27/23 without authorization.

**Introduction:** On August 25, 2023, the Los Angeles Department of Public Works sent out a Notice of Administrative Hearing date of September 27, 2023 regarding the allegations at the Urban Forestry Division Conference Room. The hearing was conducted by Chief David Rivera on September 27, 2023 at 9:30 am in Los Angeles, California, pursuant to the rights reserved under the LAMC, the City Charter, and other applicable law and regulation.

**Hearing Examiner Determination:** In determining the outcome of a disputed removal of protected trees, Hearing Examiner must follow the applicable law, most of which is contained in the LAMC Section 46.06 WITHHOLDING OR REVOCATION OF BUILDING PERMITS FOR ILLEGAL REMOVAL OR RELOCATION OF PROTECTED TREES AND SHRUBS.

Hearing Examiner assessed all evidence and made a decision based on a "preponderance of evidence."

Witness Testimony was heard and recorded. Comments were made by all parties involved.

**Urban Forestry Recommendation:** Pursuant to LAMC 46.06, Building and Safety will revoke and withhold of building permits from Misha Crosby at 8461 Grand View Drive, Los Angeles, CA 90046 for seven years.

**Property Owner Recommendation:** Pursuant to LAMC 46.04(a) (b), Property Owner would replace the trees that were removed and pay for the removal permit and removal fees.

**Finding of Facts:** The Hearing Examiner's decision for this case is not intended to establish a legal precedent for any other case. Each case is decided based upon its own unique set of facts, upon the evidence presented, and upon the Hearing Examiner's determination of the credibility of the evidence.

On June 28, 2023, Misha Crosby had been filmed by Jamie Hall, a witness who observed the Arborists while they were removing four protected trees (Exhibit 8 - Three Black Walnut and one Mexican Elderberry). On July 7, 2023, Arborists continued to remove two Black Walnut trees. Misha Crosby received a Notice to attend an Administrative Hearing on August 25th, 2023 regarding the unauthorized removal of protected trees on July 7th, 2023. After receiving the Notice, an additional two protected Black Walnut trees were removed by Arborists on July 27th, 2023 without the City of Los Angeles authorization. A total of eight protected trees were removed.

The hearing was held on September 27, 2023. Deputy City Attorney Adena Hopenstand presented the history of the last Owner who had applied for a building permit, which was denied back in 2018. Misha Crosby was aware that developing on this property was not viable without the removal of these protected trees.

Hearing Examiner determined that the Property Owner attempted to utilize tree removal companies to verify that the trees to be removed were in fact not California protected trees. Although there were several documents indicating the protected trees on this property, this fact was disregarded by the Arborists in this case. There is also no record of Misha Crosby ever applying for a Tree Removal Permit with the City of Los Angeles.

**Hearing Examiner Decision:** Hearing Examiner has determined with careful consideration: The property owner, Misha Crosby, will not be allowed to apply for any City of Los Angeles building permits for any new development at the above location for four years from the date of decision. If you disagree with my decision, you may file an appeal with the Board of Public Works at 200 N. Spring St., Rm 361, Los Angeles, CA 90012.

**Hearing Examiner's Signature:**



Chief David Rivera, Chief Street Services Investigator I  
Investigation & Enforcement Division

**Date:** 10/27/2023



Exhibit 1

**BOARD OF PUBLIC WORKS  
MEMBERS**

**AURA GARCIA**  
PRESIDENT

**M. TERESA VILLEGAS**  
VICE PRESIDENT

**DR. MICHAEL R. DAVIS**  
PRESIDENT PRO TEMPORE

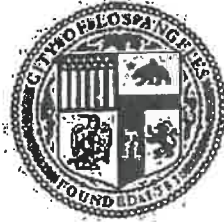
**VAHID KHORSAND**  
COMMISSIONER

**SUSANA REYES**  
COMMISSIONER

**DR. FERNANDO CAMPOS**  
EXECUTIVE OFFICER

**CITY OF LOS ANGELES**

CALIFORNIA



**KAREN BASS**  
MAYOR

August 25, 2023

**DEPARTMENT OF PUBLIC WORKS  
BUREAU OF STREET SERVICES**

**KEITH MOZEE**  
EXECUTIVE DIRECTOR AND  
GENERAL MANAGER

**STEPHANIE CLEMENTS**  
**SHIRLEY LAU**  
**ANA TABUENA-RUDDY**  
ASSISTANT DIRECTORS

1149 SOUTH BROADWAY, STE 400  
LOS ANGELES, CA 90015

REQUEST FOR SERVICE  
TEL: (800) 996-CITY OR 3-1-1  
FAX: (213) 847-3300  
STREETSLA.CITY.ORG

**CERTIFIED MAIL**

Mr. Misha B. Crosby  
Datura enterprises, LLC  
1260 N Flores Street Unit 1  
West Hollywood, California, 90069  
Attention: Mr.Misha B. Crosby

**NOTICE OF ADMINISTRATIVE HEARING**

**NOTIFICATION OF INTENT TO ACT PURSUANT TO THE LOS ANGELES  
MUNICIPAL CODE SECTION 46.06 - WITHHOLDING OR REVOCATION OF  
BUILDING PERMITS FOR ILLEGAL REMOVAL OF PROTECTED TREES**

This notice requests your attendance at a mandatory administrative hearing regarding the illegal removal of trees protected by Los Angeles Municipal Code (LAMC) Section 46.00, et seq. The removal of protected trees occurred on or before July 7, 2023 on property located at 8461 West Grand View Drive, Los Angeles, California, 90046. LAMC Section 46.02 requires a permit from the Board of Public Works or its designated officer or employee to remove protected trees or shrubs.

LAMC Section 46.06 authorizes the Bureau of Street Services to request the Department of Building and Safety to withhold issuance of all building permits for a period of time up to ten years and/or to revoke existing permits on properties where it has been determined that unpermitted protected tree removals have occurred. In accordance with LAMC 46.06, the Bureau of Street Services hereby notifies you, and any person holding a deed of trust, mortgage, or other security interest in the property, of its intent to act pursuant to that Section. Pursuant to LAMC 46.06, a copy of this Notice has also been recorded with the Los Angeles County Registrar-Recorder, along with a Notice Affecting Real Property.

Page 2 of 2

### **Administrative Hearing**

You are requested to appear for an administrative hearing regarding this matter on September 27, 2023 at 9:30 a.m. The administrative hearing will take place at the following location:

Urban Forestry Division Conference Room  
1149 South Broadway, 4th Floor  
Los Angeles, California 90015.

You may submit any evidence which you deem relevant on this matter. Failure to appear at the administrative hearing may result in the Bureau of Street Services taking further action pursuant to LAMC 46.06.

If you have any questions regarding this matter, you may contact Ana Tabuena-Ruddy, Assistant Director, at [Ana.Tabuena-Ruddy@lacity.org](mailto:Ana.Tabuena-Ruddy@lacity.org).

Sincerely,

DocuSigned by:  
  
CE9D8B57492A45Z...

**KEITH MOZEE**  
Executive Director and General Manager  
Bureau of Street Services

Exhibit 2

OFFICIAL BUSINESS

Document entitled to free recording per Government  
Code Sections 6103 and 27383

Recording Requested by and When Recorded  
Return to:

LOS ANGELES DEPARTMENT OF PUBLIC  
WORKS – BUREAU OF STREET SERVICES  
URBAN FORESTRY DIVISION  
1149 S. Broadway, Suite 400  
Los Angeles, CA 90015

2

SPACE ABOVE THIS LINE FOR RECORDER'S USE


**NOTICE AFFECTING REAL PROPERTY**  
(Revocation and Withholding of Building Permits)

Pursuant to Los Angeles Municipal Code (LAMC) § 46.06, and the procedures set forth therein, the Bureau of Street Services of the Department of Public Works has been advised that Protected Trees, as defined in LAMC 46.01, were removed from the property described herein on July 07, 2023 without the benefit of required tree removal permits. The affected property is legally described as follows (**LEGAL DESCRIPTION**): APN 4432-010-024 TRACT NO 798 LOTS 134 AND LOT 135 which property is located at and known as (**ADDRESS**): 8461 GRAND VIEW DR LOS ANGELES CA 90046 , currently in the name(s) of (**OWNER(S) OF RECORD**): CROSBY, MISHA B

Therefore, under the authority of LAMC § 46.06, the undersigned hereby states in this affidavit that the Bureau of Street Services intends to act to request the Department of Building and Safety to withhold the issuance of building permits for any new development on the above-described property for a period of up to 10 years, and to revoke building permits already issued for the above-described property.

Pursuant to the Notice of Administrative Hearing, attached hereto, and incorporated into, to this Notice, a hearing has been set regarding this matter on Wednesday, September 27, 2023. This matter will be heard at 9:30 am in the Urban Forestry Division Conference Room at 1149 S. Broadway, Suite 400, and Los Angeles, CA 90015. Interested parties may bring representatives to this hearing and submit any evidence deemed relevant to this matter. Failure to appear at the administrative hearing may result in the Bureau of Street Services taking further action in accordance with LAMC 46.06.

Dated: This 06 day of September, in the year 2023.

  
Bryan Ramirez, Street Tree Superintendent I  
Urban Forestry Division  
Department of Public Works – Bureau of Street Services.

## CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California,

County of Los Angeles

)  
)  
)  
)  
ss.

On September 6, 2013 before me Varouj Asdourian, Notary Public,  
a notary public, personally appeared BRYAN RAMIREZ,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose names(s)  
(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed  
the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the  
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the  
instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature]

(Seal)

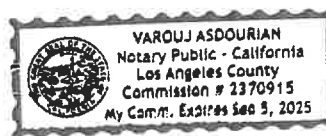


Exhibit 3

This page is part of your document - DO NOT DISCARD



20230614544



Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

09/14/23 AT 04:15PM

FEES:	0.00
TAXES:	0.00
OTHER:	0.00
<hr/>	
PAID:	0.00



LEADSHEET



202309140750017

00023772340



014275936

SEQ:  
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

OFFICIAL BUSINESS

Document entitled to free recording per Government  
Code Sections 6103 and 27383

09/14/2023



\*20230614544\*

Recording Requested by and When Recorded  
Return to:

LOS ANGELES DEPARTMENT OF PUBLIC  
WORKS – BUREAU OF STREET SERVICES  
URBAN FORESTRY DIVISION  
1149 S. Broadway, Suite 400  
Los Angeles, CA 90015

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**NEW FORM**

Recording to correct document # 20230594468 recorded on September 06, 2023 to correct APN # 4432-010-024.  
The correct APN # is: 5556-017-004


**NOTICE AFFECTING REAL PROPERTY**  
(Revocation and Withholding of Building Permits)

Pursuant to Los Angeles Municipal Code (LAMC) § 46.06, and the procedures set forth therein, the Bureau of Street Services of the Department of Public Works has been advised that Protected Trees, as defined in LAMC 46.01, were removed from the property described herein on July 07, 2023 without the benefit of required tree removal permits. The affected property is legally described as follows (**LEGAL DESCRIPTION**): APN 5556-017-004 Tract NO 798 LOTS 134 AND LOT 135, which property is located at and known as (**ADDRESS**): 8461 GRAND VIEW DR LOS ANGELES CA 90046 currently in the name(s) of (**OWNER(S) OF RECORD**): CROSBY, MISHA B.

Therefore, under the authority of LAMC § 46.06, the undersigned hereby states in this affidavit that the Bureau of Street Services intends to act to request the Department of Building and Safety to withhold the issuance of building permits for any new development on the above-described property for a period of up to 10 years, and to revoke building permits already issued for the above-described property.

Pursuant to the Notice of Administrative Hearing, attached hereto (Exhibit 1), and incorporated into, to this Notice, a hearing has been set regarding this matter on Wednesday September 27, 2023. This matter will be heard at 9:30 a.m. in the Urban Forestry Division Conference Room at 1149 S. Broadway, Suite 400, and Los Angeles, CA 90015. Interested parties may bring representatives to this hearing and submit any evidence deemed relevant to this matter. Failure to appear at the administrative hearing may result in the Bureau of Street Services taking further action in accordance with LAMC 46.06.

Dated: This 14th day of September in the year 2023.

  
Dyni J. Miranda, Management Analyst  
Urban Forestry Division  
Department of Public Works – Bureau of Street Services.

## CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California,  
County of Los Angeles

)  
)  
)  
)  
ss.

On September 14, 2023 before me Alex Rubalcava Martel / Notary Public,  
a notary public, personally appeared Dyni J. Miranda  
who proved to me on the basis of satisfactory evidence to be the person(s) whose names(s)  
is/are subscribed to the within instrument and acknowledged to me that he/she/they executed  
the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the  
instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the  
instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Alex Rubalcava Martel

(Seal)



Exhibit 4

This page is part of your document - DO NOT DISCARD



20211279005



Pages:  
0003

Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

08/20/21 AT 08:00AM

FEES:	25.00
TAXES:	672.00
OTHER:	0.00
<hr/> PAID:	697.00



LEADSHEET



202108200230034

00021045269



012578425

SEQ:  
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

318053

L 023-385



RECORDING REQUESTED BY:  
Fidelity National Title Company

AND WHEN RECORDED MAIL TO:

MR. MISHA BENJAMIN CROSBY  
1260 N FLORES STREET, UNIT 1  
WEST HOLLYWOOD, CA 90069

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 00318053  
AP#: 5556-017-004

Escrow No.: 003948-RP

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 132-  
CITY TRANSFER TAX \$ 540-

[X] computed on full value of property conveyed, or  
[ ] computed on full value less value of liens or encumbrances remaining at time of sale.  
[ ] Unincorporated area [X] City of Los Angeles AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
ROBERT L. GOPEN, TRUSTEE OF THE R.L.GOPEN TRUST DATED 3/11/1986 AS TO AN  
UNDIVIDED 66.667% INTEREST AND ROBERT GOPEN, TRUSTEE OF THE GOPEN  
IRREVOCABLE TRUST FBO ROBERT GOPEN AS TO AN UNDIVED 33.333% INTEREST.

hereby GRANT(s) to:

**Misha Benjamin Crosby, a single man**

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:

Lot 134 and 135 of Tract No. 798, in the City of Los Angeles, County of Los Angeles, State of California, as per  
Map recorded in Book 16, Pages 34 and 35 of Maps, in the Office of the County Recorder of said County.

Also Known as: 8461 Grand View Drive (APN # 5556-017-004), Los Angeles, CA 90046

**DATED: August 10, 2021**

Signature Page attached hereto  
and made a part hereof

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

Title Order No.: 00318053

Escrow No.: 003948-RP

AP#: 6556-017-004

**SIGNATURE PAGE**

**Title of Document: GRANT DEED**

**Date of Document: August 10, 2021**

R. L. Gopen Trust Dated 3/11/1986

By: *Robert L. Gopen, Trustee*  
Robert L. Gopen, Trustee

Gopen Irrevocable Trust Fbo Robert Gopen

By: *Robert Gopen, Trustee*  
Robert Gopen, Trustee  
aka Robert L. Gopen

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF ~~CALIFORNIA~~ Massachusetts  
COUNTY OF Middlesex  
On August 11, 2021  
before me, Tori A. Silva  
A Notary Public personally appeared  
Robert L. Gopen

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



**TORI A. SILVA**  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires March 4, 2027



APN: 5556017004

Owner Name:	CROSBY,MISHA B	Name Overflow:	
Special Name:		2nd Owner Name:	
Situs Address:	8461 GRAND VIEW DR LOS ANGELES CA 90046	Mailing Address:	1260 N FLORES ST UNIT 1 WEST HOLLYWOOD CA 90069
Census Tract:	194200	Hazard City Key Code:	
Census Block:	3006	Hazard Info. No.:	0000000000
Council District:	04	Zone Code. No.:	LAR1
Tax Area:	00067	Land Use Code:	010V
Agency No.:	000000	Ownership Code:	3
Tax Status Key Code :	0	Doc. Reason Code:	A
Delq Year:	0	Parcel Area:	0.1988
Recording Date:	2021-08-20	Recorder's Doc. Key: 1	Recorder's Doc. Nbr: 1279005

### Parcel Sales Information

SALES_SEQ_NBR	SALES_DT_CD_TXT	SALES_AMT
3	2015-04-16	\$0.00
2	2020-09-21	\$0.00
1	2021-08-20	\$120,001.00

### Building Data

SEQ.	YR BLT	SUB PART	DSGN TYP	CLASS SHAPE	NO. UNIT	NO. BDR	NO. BATH	IMPROV SQFT	BLDG CHG YR	UNIT COST MAIN AMT	RCN MAIN AMT
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### Legal Description

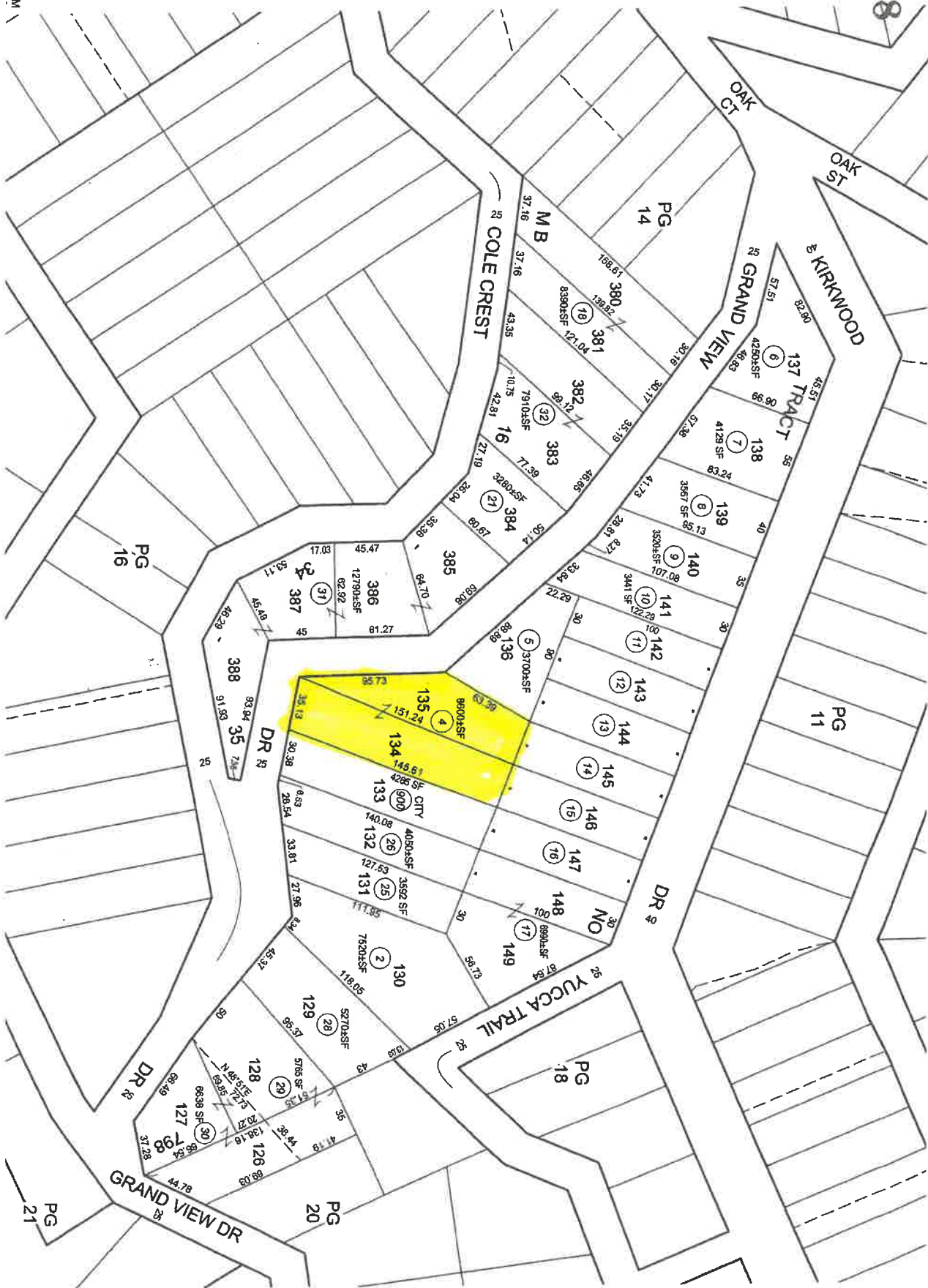
TRACT NO 798 LOTS 134 AND LOT 135

### 2020 Roll Value

	VALUE	YR	EXEMPTION INFORMATION			
LAND	\$467,047.00	2020	HOMEOWNER	\$0.00	KEY	000
IMPROVEMENT	\$0.00	2020	REAL ESTATE	\$0.00		
INVENTORY	\$0.00		INVENTORY	\$0.00		
FIXTURE	\$0.00		FIXTURE	\$0.00		
PERS PROP	\$0.00		PERS PROP	\$0.00		
			EX CLAIM TYPE CD			

2018

MAPPING AND GIS  
SERVICES  
SCALE 1" = 60'



# Tax Search

Exhibit 5

TITLEPOINT

Los Angeles, California  
Searched: 5556-017-004  
Order Search

Tax Year: 2022-2023  
Tax Cover: 09/04/2023  
Searched By: LEE LYNCH  
Searched On: 9/12/2023 3:16 PM

Company: CITY OF LOS ANGELES | PUBLIC WORKS | 01 | 03646-00000

APN: 5556-017-004  
Described As: TRACT NO 798 LOTS 134 AND LOT 135  
Address: 8461 GRAND VIEW DR  
City: LOS ANGELES CITY  
Billing Address: 1260 N FLORES ST UNIT 1 WEST HOLLYWOOD CA 90069  
Assessed Owner(s): CROSBY, MISHA B  
Search As: Lot 135 Map 16/34A (Tr 798)  
Lot 134 Map 16/34A (Tr 798)

Tax Rate Area:	00067	Value	Conveyance Date:
Use Code:	010V	Land: 120,000.00	Conveying Instrument:
SINGLE RESIDENTIAL		Improvements:	Date Transfer Acquired:
Region Code:	CULVER CITY	Personal Property:	Vesting:
Flood Zone:		Fixtures:	Year Built:
Zoning Code:	LAR1	Inventory:	Year Last Modified:
Taxability Code:		Exemptions	Square Footage
Tax Rate:	1.201975 %	Homeowner:	Land:
Bill #:		Inventory:	Improvements:
Issue Date:	10/15/2022	Religious:	Tax Defaulted:
		Personal Property:	Total Tax: 1,442.5
		All Other:	
		Net Taxable Value: 120,000.00	

Installment	Amount	Interest	Due Date	Status	Payment Date	Balance
1st	721.19	0.00	12/10/2022	PAID	10/12/2022	0.00
2nd	721.18	82.11	4/10/2023	PAID	6/8/2023	0.00
Total Balance:						0.00

## Special Liens

Account	Special Lien Description	Amount
03071	LOS ANGELES COUNTY FLOOD CONTROL	1.71
06111	LOS ANGELES COUNTY WEST VECTOR CONTROL DIST	14.65
06851	MRCA-BRUSH FIRE CLEAR'G DIST #1	20.00
18850	LOS ANGELES CITY LANDSCAPE & LIGHTING DISTRICT #96-1	6.03
18869	LOS ANGELES STORMWATER POLLUTION ABATEMENT	1.36

1915 ACT BOND IS COLLECTED WITH TAXES

THE INFORMATION PROVIDED IS A SUMMARIZED SEARCH OF OUR RECORDS. PROPERTY INSIGHT DOES NOT WARRANT NOR GUARANTEE THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN. A FULL/EXTENDED TAX SEARCH IS RECOMMENDED.

\*\*\*END OF REPORT\*\*\*



8,721 Square Feet

8461 Grand View Dr, Los Angeles, CA 90046

**Sold: \$120,000** Sold on 08/20/21 Zestimate: None

Est. refi payment: \$759/mo Refinance your loan

Home value Owner tools Home details Neighborhood details

Great Hollywood Hills development opportunity to build a dream home with gorgeous canyon views. Architectural plans and structural engineering are completed. Here is your chance to build a sleek, contemporary, 4 bedroom, multilevel home on one of the best-known streets in the hills. Vacant lot with downward slope. Drive by for a preview of the lot and neighborhood. This can be a great opportunity for any one to build a custom home and live minutes away from Sunset Strip and Hollywood Blvd.

## Facts and features

Type: VacantLand Cooling: No Data Heating: No Data Parking: 0 spaces

## Community and Neighborhood Details

Location

See more facts and features

Services available

AT&T Fiber - available in your area.

Edit

Exhibit 6.

## Price and tax history

### Price history

Date	Event	Price
8/20/2021	<b>Sold</b>	\$120,000 -33%
Source: Public Record <a href="#">Report</a>		
9/21/2020	<b>Sold</b>	\$179,000 -57.9%
Source: Public Record <a href="#">Report</a>		
11/14/2014	<b>Sold</b>	\$425,000 +269.6%
Source:  CLAW #14793837 <a href="#">Report</a>		
6/27/2013	<b>Sold</b>	\$115,000 +155.6%
Source: Public Record <a href="#">Report</a>		
7/10/2012	<b>Sold</b>	\$45,000 -85.5%
Source: Public Record <a href="#">Report</a>		
1/31/2008	<b>Sold</b>	\$311,000 +172.8%
Source: Public Record <a href="#">Report</a>		
1/2/2004	<b>Sold</b>	\$114,000
Source: Public Record <a href="#">Report</a>		

### Public tax history

Year	Property taxes	Tax assessment
2022	\$1,442 -42.5%	\$120,000 -42.9%
2021	\$2,509 -60.1%	\$210,000 -55%
2020	\$6,293	\$467,047 +2%



**Geotechnical**

Exhibit 7

**LK Geotechnical Engineering, Inc.**

**10120 National Boulevard, Los Angeles, CA 90034**

**Engineer: 626.328.4346; Geologist: 310.866.8977**

1

**UPDATED SOILS AND ENGINEERING GEOLOGIC  
INVESTIGATION REPORT FOR  
PROPOSED TWO-STORY RESIDENCE, DRIVEWAY  
& RETAINING WALLS  
LOTS 134 & 135, TRACT 798  
8457 & 8461 W. GRAND VIEW DRIVE  
LOS ANGELES, CALIFORNIA**

**January 27, 2023  
LKGE Project No. 22-1202**

**FOR**

**Mr. Misha Crosby  
8461 W. Grand View Drive  
Los Angeles, CA 90046**





January 27, 2023  
LKGE Project No. 22-1202

Mr. Misha Crosby  
8461 W. Grand View Drive  
Los Angeles, CA 90046

Subject: **UPDATED SOILS AND ENGINEERING GEOLOGIC INVESTIGATION  
REPORT FOR PROPOSED TWO-STORY RESIDENCE, DRIVEWAY &  
RETAINING WALLS  
Lots 134 & 135, Tract 798  
8457 & 8461 Grand View Drive  
Los Angeles, California**

Dear Mr. Crosby,

Pursuant to your request, LK Geotechnical Engineering, Inc. has completed an updated soils and engineering geologic investigation and prepared this report for the proposed residential development project. The primary objective of this investigation was to provide our best estimate of the geotechnical factors that pertain to the gross stability of the proposed improvements and to evaluate alternatives for a foundation system for the proposed structures.

The report includes a description and an evaluation of the earth materials and provides updated soils and engineering-geologic recommendations for construction of the proposed improvements. This report is intended for submittal to the appropriate governmental authorities that control the issuance of necessary permits.

Based on our findings, the proposed project is geotechnically feasible, provided that the recommendations in this report are incorporated into the design and are implemented during construction of the project.

If you have any questions regarding the information contained in this report, please feel free to call this office.

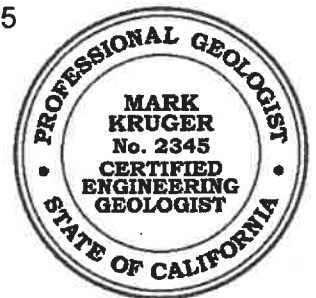
Sincerely,  
LK Geotechnical Engineering, Inc.

  
Sean Lin, G.E. 2921  
Principal Engineer

SL/MK:mk



  
Mark Kruger, C.E.G. 2345  
Principal Geologist





## TABLE OF CONTENTS

	Page
<b>UPDATED GEOTECHNICAL INVESTIGATION</b>	
<b>1. SCOPE OF WORK .....</b>	<b>1</b>
1.1. LITERATURE REVIEW.....	1
1.2. FIELD RECONNAISSANCE .....	1
1.3. ENGINEERING ANALYSIS AND REPORT PREPARATION.....	1
<b>2. PROPOSED DEVELOPMENT AND SITE DESCRIPTION .....</b>	<b>1</b>
2.1. PROPOSED IMPROVEMENTS.....	1
2.2. SITE DESCRIPTION .....	1
<b>3. PREVIOUS GEOTECHNICAL DOCUMENTS .....</b>	<b>2</b>
3.1. SUBJECT SITE GEOTECHNICAL DOCUMENTS .....	2
3.2. UPDATE .....	3
<b>4. SITE GEOLOGY AND SUBSURFACE CONDITIONS .....</b>	<b>3</b>
4.1. REGIONAL GEOLOGY .....	3
4.1.1. Artificial Fill (Af).....	3
4.1.2. Residual Soil (Rs).....	4
4.1.3. Bedrock – Granite (Kg).....	4
4.1.4. Geologic Planes of Weakness .....	4
4.2. EXCAVATION CHARACTERISTICS .....	4
4.3. GROUNDWATER.....	4
<b>5. GEOLOGIC AND SEISMIC HAZARDS EVALUATION.....</b>	<b>5</b>
5.1. LANDSLIDES .....	5
5.2. SLOPE STABILITY EVALUATION .....	5
5.2.1. Gross Stability .....	5
5.3. SEISMIC HAZARD EVALUATION.....	5
5.3.1. Earthquake Fault Zone .....	5
5.3.2. Soil Liquefaction Potential .....	6
5.4. CBC SEISMIC DESIGN PARAMETERS .....	6
<b>6. GEOTECHNICAL ENGINEERING RECOMMENDATIONS .....</b>	<b>7</b>
6.1. GEOTECHNICAL OVERVIEW .....	7
6.2. FOUNDATION SETBACK .....	7
6.3. EXISTING CAISSON FOUNDATIONS.....	8
6.4. PROPOSED STRUCTURAL DRIVEWAY ACCESS.....	8
6.5. BUILDING CLEARANCE.....	8
6.6. SITE PREPARATION AND EARTHWORK.....	8
6.6.1. Site Grading .....	9
6.6.2. Over-Excavation and Subgrade Preparation.....	9
6.6.3. Compaction .....	10
6.6.4. Shrinkage/Bulking Due to Compaction.....	10
6.7. TEMPORARY EXCAVATION .....	10



6.8.	TEMPORARY SHORING .....	11
6.9.	FRICTION PILES .....	13
6.10.	SLAB-ON-GRADE .....	14
6.11.	MOISTURE RETARDER.....	14
6.12.	RETAINING WALLS .....	14
6.13.	PATIO SLAB AND HARDSCAPE.....	15
6.14.	DRAINAGE PROTECTION .....	15
6.15.	PRE-CONSTRUCTION SURVEY.....	16
6.16.	PREVENTIVE SLOPE MAINTENANCE.....	16
7.	GENERAL INFORMATION .....	17
8.	LIMITATIONS .....	20
9.	REFERENCES .....	21

#### List of Plates

Plate 1 – Geotechnical Map  
Plate CS-1 – Geologic Cross Section A-A'  
Plate CS-2 – Geologic Cross Section B-B'  
Plate CS-3 – Geologic Cross Section C-C'

#### List of Appendices

Appendix A – Engineering Calculations and Details  
Appendix B – Referenced Logs, Shear Data & LADBS Approval Letter



## **UPDATED GEOTECHNICAL INVESTIGATION**

### **1. SCOPE OF WORK**

To prepare this report, we have performed the tasks described in the following subsections:

#### **1.1. Literature Review**

We reviewed geological literature including geologic maps, topographic maps and aerial photographs relevant to the subject site in preparation of this report. A list of literature reviewed is presented in the "References" section of this report.

#### **1.2. Field Reconnaissance**

We performed a site visit on December 9, 2022 to observe current site conditions.

#### **1.3. Engineering Analysis and Report Preparation**

We compiled all geological and geotechnical data obtained from literature review, previous field exploration and previous laboratory test results, and then prepared this updated report to present our findings and the geotechnical recommendations, including seismic considerations, grading, foundations, foundation setback, building clearance, slabs/hardscape, temporary excavations, and drainage.

### **2. PROPOSED DEVELOPMENT AND SITE DESCRIPTION**

#### **2.1. Proposed Improvements**

It is proposed to construct a two-story residence at the subject site. The residence will be partially built into and over the north- to northwest-facing descending slope. A new structural driveway will provide access to the residence. We recommend that the proposed structures be supported on a friction pile foundation system bearing into the underlying, firm bedrock. Depth to firm bedrock in the area of the proposed structures is anticipated to about 5- to 8-feet below existing grade. The depth to firm bedrock should be anticipated to vary across the site. The proposed structures are shown on our Geotechnical Map, Plate 1 and our Geologic Cross Sections A-A' through C-C', Plates CS-1 through CS-3.

#### **2.2. Site Description**

The project site is located at 8457 and 8461 W. Grand View Drive in the City of Los Angeles, California. The site is bounded by Grand View Drive on the south and west, vacant lots on the west and east and existing single-family residences on the north. The site is legally described as Lots 134 and 135 of Tract 798. The Assessor's Parcel Number for the property is 5556-017-004.



The site was recently visited by the undersigned geologist on December 9, 2022 to observe current site conditions. The site conditions remain essentially the same as discussed in the referenced geotechnical reports prepared by Garcrest Engineering and Construction, Inc. (See discussion below).

### **3. PREVIOUS GEOTECHNICAL DOCUMENTS**

#### **3.1. Subject Site Geotechnical Documents**

The following is a summary of the available, pertinent documents and geologic conditions located during our research at the LADBS for the subject property at 8457 and 8461 Grand View Drive. For additional information not discussed herein, we refer you to the referenced reports on file with the LADBS.

##### **8457 and 8461 Grand View Drive, Kovacs-Byer & Assoc., Inc. & The J. Byer Group, Inc.**

The subject site at 8457 and 8461 Grand View Drive was explored by Kovacs-Byer and Associates, Inc. (KBA) in March 1979. The purpose of KBA's investigation was to evaluate the subsurface conditions with respect to the construction of a new single-family residence. KBA excavated six (6) exploratory test pits at 8457 and 8461 Grand View Drive to a maximum depth of 7-feet below grade. Artificial fill, soil and granitic bedrock were encountered in KBA's exploratory test pits. According to KBA, the descending slope was determined to be grossly and surficially stable. KBAs' referenced report dated April 3, 1979 was approved by the LADBS in their letter dated May 14, 1979. The geologic conditions encountered at 8457 and 8461 Grand View Drive by KBA in 1979 appear to be consistent with those encountered during our site observations and our review of available geologic data.

The subject site at 8457 and 8461 Grand View Drive was visited by The J. Byer Group, Inc. (JBG) in 2003. The purpose of JBG's investigation was to update the previous geotechnical reports prepared by KBA with respect to the construction of a new single-family residence. No additional exploratory test pits were excavated during their 2003 site visit. According to JBG, the descending slope was determined to be grossly and surficially stable, however, JBG stated the surficial soils are subject to downhill creep and erosion. JBG' referenced report dated October 9, 2003 was approved by the LADBS in their letter dated November 17, 2003 (Log No. 41648). The geologic conditions encountered at 8457 and 8461 Grand View Drive by JBG in 2003 appear to be consistent with those encountered during our recent site observations and our review of available geologic data.

##### **8457 and 8461 Grand View Drive, Robles Engineering, Inc.**

The subject site at 8457 and 8461 Grand View Drive was visited by Robles Engineering, Inc. (REI) in 2013. The purpose of REI's 2013 investigation was to update the previous geotechnical reports prepared by KBA and JBG with respect to the construction of a new single-family residence. No additional exploratory test pits were excavated during their site visit. The geologic conditions encountered at 8457 and 8461 Grand View Drive by REI in 2013 appear to be consistent with our recent site observations. A LADBS



approval letter for REI's referenced report dated August 9, 2013 was not located during our research of available records.

**8457 and 8461 Grand View Drive, Garcrest Engineering & Construction, Inc.**

The subject site at 8457 and 8461 Grand View Drive was visited by Garcrest Engineering and Construction, Inc. (GEC) in 2015. The purpose of GEC's investigation was to update the previous geotechnical reports prepared by KBA and JBG with respect to the construction of a new single-family residence. The property remains vacant and undeveloped. No additional exploratory test pits were excavated during their site visit. According to GEC, the descending slope was calculated to be grossly and surficially stable. The residence was recommended to be supported on friction piles bearing into the underlying bedrock. GEC's referenced report dated November 9, 2015 was denied by the LADBS in their letter dated December 4, 2015 (Log No. 90897). GEC provided the requested information and the project was subsequently approved by the LADBS in their letter dated December 16, 2016 (Log No. 90897-01). The geologic conditions encountered at 8457 and 8461 Grand View Drive by GEC in 2015 appear to be consistent with our recent site observations.

**3.2. Update**

This report is based on our recent site observations on December 9, 2022, the referenced geotechnical reports prepared by Kovacs-Byer and Associates, Inc. (KBA), The J. Byer Group, Inc. (JBG), Robles Engineering, Inc. (REI) and Garcrest Engineering (GE). At the time of our recent site observations, surface conditions in the area of the proposed structures appeared to be essentially the same as those described in the referenced reports and we concur with their previous findings and analysis with respect to the proposed improvements at the subject site, addressed herein. Based on our recent site visit, it is our finding that the recommendations presented herein should be incorporated into the building and/or grading plans. LK Geotechnical Engineering, Inc. will provide geotechnical and engineering geologic services for the proposed structures at 8457 and 8461 W. Grand View Drive.

**4. SITE GEOLOGY AND SUBSURFACE CONDITIONS**

**4.1. Regional Geology**

According to available regional geologic maps and Mark Kruger Geology, Inc. (MKG) referenced report, the project site is underlain by artificial fill, residual soil and granitic bedrock. Please refer to the referenced reports for a description of the on-site earth materials.

**4.1.1. Artificial Fill (Af)**

According to Kovacs-Byer and Associates, Inc. (KBA), the artificial fill consists of clayey sand with gravel, mottled brown, slightly moist to moist and loose to moderately dense. The maximum observed thickness of the artificial fill at the site was approximately 3-feet. Artificial fill depths should be anticipated to vary across the site. The artificial fill is considered unsuitable for support of the proposed structures and/or for support of



structural compacted fill. Any onsite artificial fill slopes shall be trimmed to 2:1 (H:V) or flatter.

#### **4.1.2. Residual Soil (Rs)**

According to KBA, the soil consists of clayey sand, brown to dark brown, moist and moderately dense. The maximum observed thickness of the soil at the site was approximately 3-feet. Soil depths should be anticipated to vary across the site. The soil is considered unsuitable for support of the proposed structures and/or for support of structural compacted fill.

#### **4.1.3. Bedrock – Granite (Kg)**

The bedrock which underlies the artificial fill and/or residual soil at the site consists of granite of Cretaceous geologic age. The granitic bedrock is gray white to orange brown, moderately hard to hard, damp to slightly moist, coarsely crystalline, massive and weathered in the upper 1- to 2-feet. Firm bedrock at the site is considered suitable for foundation and slab support for the proposed structures and/or for support new compacted fill.

#### **4.1.4. Geologic Planes of Weakness**

The granitic bedrock at the site is generally massive. This geometric relationship is favorable from the standpoint of the gross stability of the proposed structures, provided that our recommendations are followed and integrated into the building and/or grading plans.

### **4.2. Excavation Characteristics**

The artificial fill, residual soil and bedrock at the site were observed to be slightly loose to hard. It is anticipated that these materials can be excavated using standard excavation equipment, although jackhammering and/or coring may be required locally.

**Specialized drilling/excavating equipment may be necessary for excavations into the underlying granitic bedrock. We recommend that the client retain an experienced hillside contractor/grader for the proposed excavations into the locally, very hard bedrock at the site.**

### **4.3. Groundwater**

No groundwater was observed on the site or in previous exploratory test pits to a maximum depth of about 7-feet below existing grade. The groundwater level appears to be below the level of the proposed structures.

Based on our review of the State of California Seismic Hazard Zone report (California Department of Conservation, Division of Mines and Geology, 1998), the historically highest groundwater level is mapped at a depth of about 35-feet below grade. It should be noted that local fluctuations in groundwater levels may occur over time. The reported depth to groundwater is only valid for the date of our subsurface exploration. Changes may occur in



the groundwater level due to seasonal fluctuations or alterations in the existing groundwater recharge area (i.e. broken or leaking water pipes, changes in landscape irrigation rates, surface drainage, surface water infiltration conditions, seasonal variations in rainfall, etc.).

## **5. GEOLOGIC AND SEISMIC HAZARDS EVALUATION**

### **5.1. Landslides**

Ancient or recent landslides were not observed on the property. In addition, our examination of slopes on the property did not reveal the presence of past surficial slope failures.

### **5.2. Slope Stability Evaluation**

#### **5.2.1. Gross Stability**

The gross stability of the site has been previously analyzed in the referenced reports. A factor of safety in excess of the minimum City of Los Angeles requirements was calculated for static and seismic conditions at the site and we concur with their previous findings and analysis. As discussed under the Site History Section above, the referenced reports were approved by the LADBS.

### **5.3. Seismic Hazard Evaluation**

The southern California region is seismically active and commonly experiences strong ground shaking resulting from earthquakes along active faults. Ground shaking resulting from a moderate to major earthquake (Magnitude 6.0 or greater) can be expected during the lifespan of the existing and/or proposed structures. Property owners and the general public should be aware that any structure or slope in the southern California region could be subject to significant damage as a result of a moderate or major earthquake. The hazards associated with seismic activity in the vicinity of the site are discussed and evaluated in the following sections.

#### **5.3.1. Earthquake Fault Zone**

The State of California established the Alquist-Priolo Earthquake Fault Zoning Act in 1972 which went into effect in 1973. The purpose of this Act is to prohibit the construction of most structures for human occupancy across the traces of active faults and to mitigate the hazard of fault rupture. An "active fault" is defined by the State Mining and Geology Board as one which had surface displacement within the Holocene era (+/- 11,000 years) and is well defined at the surface. The term "sufficiently active" has been used if there is evidence of Holocene surface displacement along one or more of its segments or branches.

The Act was renamed the Alquist-Priolo Special Studies Zones Act in 1975 and then Alquist-Priolo Earthquake Fault Zoning Act in 1994. The original designation "Special Studies Zones" has been renamed "Earthquake Fault Zones". Under the Act, the State Geologist is required to delineate Earthquake Fault Zones (EFZ) along active faults in California. Development within these zones must include geologic investigations demonstrating that the sites are not threatened by surface displacement from future





faulting. The California Geologic Survey (CGS) is required to delineate active faults, compile maps of EFZs and submit such Official Maps to the public and continually review and revise EFZs based on new geologic and seismic data. EFZ boundaries on early maps were positioned about 660 feet (200 meters) away from the fault traces to accommodate imprecise locations of the faults and possible existence of active branches. The policy since 1997 is to position the EFZ boundaries about 500 feet (150 meters) away from major active faults and about 200 to 300 feet (60 to 90 meters) away from well defined, minor faults.

Based on our review of the State of California Seismic Hazard Zones map, the site is not located within an Earthquake Fault Zone. The closest known fault is the inferred trace of the Santa Monica Fault which located about 0.5-miles north of the site (NavigateLA). The Newport-Inglewood Fault is mapped about 0.5-miles south of the site (NavigateLA).

### **5.3.2. Soil Liquefaction Potential**

Soil liquefaction occurs when the pore pressures generated within a soil mass approach the effective overburden pressure. Liquefaction of soils may be caused by cyclic loading such as that imposed by ground shaking during earthquakes. The increase in pore pressure results in a loss of strength, and the soil then can undergo both horizontal and vertical movements, depending on the site conditions. Other phenomena associated with soil liquefaction include sand boils, ground oscillation, and loss of foundation bearing capacity. Liquefaction is generally known to occur in loose, saturated, relatively clean, fine-grained cohesionless soils at depths shallower than approximately 50 feet. Factors to consider in the evaluation of soil liquefaction potential include groundwater conditions, soil type, grain size distribution, relative density, degree of saturation, and both the intensity and duration of ground motion.

Based on our review of the State of California Seismic Hazard Zones map, the site is not located within a Liquefaction Hazard Zone. The proposed structures should be supported on foundations bearing into the underlying bedrock. The bedrock at the site is not considered subject to liquefaction.

### **5.4. CBC Seismic Design Parameters**

The future structures should be designed by the structural engineer in accordance with the applicable seismic building code. Based on our geotechnical investigation, the subject site is classified as Site Class C in accordance with the 2019 California Building Code that refers to the ASCE 7-16.

Per Section 11.4.8 of ASCE 7-16, structures shall be designed for the seismic response coefficient  $C_s$  determined by Eq. (12.8-2) for values of  $T \leq 1.5 T_s$  and taken as equal to 1.5 times the value computed in accordance with either Eq. (12.8-3) for  $T_L \geq T > 1.5 T_s$  or Eq. (12.8-4) for  $T > T_L$ , where

$T$  = the fundamental period of the building

$T_s = S_{D1}/S_{DS}$

$T_L$  = long-period transition period



### **8466 Kirkwood Drive**

Geotechnical Inspection Letter for 8466 W. Kirkwood Drive, Los Angeles, California; Prepared by Brian A. Robinson & Associates, Inc., J.O. 03270, Report dated April 21, 2005.

Preliminary Soils and Engineering Geologic Investigation for Proposed Addition and Retaining Walls, APN 5556-017-008, Lot 139, Tract 798, 8466 Kirkwood Drive, Los Angeles, California; Prepared by Mark Kruger Geology, Inc., MKG 14-1001, Report dated November 6, 2014.

City of Los Angeles, Department of Building and Safety, Grading Division, Rapid Screening Inspection Form, 8466 Kirkwood Drive, Los Angeles, California; Form dated February 28, 2005.

City of Los Angeles, Department of Building and Safety, Grading Division, Order to Comply, Class II Slope Failure, 8466 Kirkwood Drive, Los Angeles, California; Case #: 134318, Order #: G-894701, Letter dated March 17, 2005.

City of Los Angeles, Department of Building and Safety, Grading Division, Review and Approval Letters for Lot 139, Tract 798, 8466 Kirkwood Drive, Los Angeles, California; Letters dated May 9, 2005 (Log No. 48129) and December 31, 2014 (Log No. 48129-01).

### **8470 Kirkwood Drive**

Slope Stability Evaluation at 8470 Kirkwood Drive, Los Angeles, California; Prepared by AccuTest Soils Laboratory, Inc., Job #SS-7736-81, Report dated January 8, 1981.  
Slope Stability Evaluation and Review of Referenced Report at 8470 Kirkwood Drive, Los Angeles, California; Prepared by Aako Geotechnical Engineering Consultants, Inc., Job #2534-SS1-81, Report dated August 26, 1981.

Evaluation of Slope Failure and Review of Referenced Soil Reports for 8470 Kirkwood Drive, Los Angeles, California; Prepared by California Geo/Systems, Inc., GS81-0287X, Report dated December 3, 1981 and Addendum dated October 18, 1982.

City of Los Angeles, Department of Building and Safety, Grading Division, Storm and Slope Failure Damage Report, 8470 Kirkwood Drive, Los Angeles, California; Report dated October 12, 1980 (date ?).

City of Los Angeles, Department of Building and Safety, Grading Division, Order to Comply, 8470 Kirkwood Drive, Los Angeles, California; Letters dated September 4, 1980 (J 49075) and October 7, 1980 (J 49094).

City of Los Angeles, Department of Building and Safety, Grading Division, Review and Approval Letters for Lot 138, Tract 798; 8470 Kirkwood Drive, Los Angeles, California; Letters dated February 5, 1982 and January 13, 1983.

### **8476 Kirkwood Drive**

Laboratory Testing Services, Lot 137, Tract 798, 8476 Kirkwood Drive, Los Angeles, California;



City of Los Angeles, Department of Building and Safety, Grading Division, Review and Approval Letters for Parcel B, Parcel Map 375, 8446 Kirkwood Drive, Los Angeles, California; Letters dated December 1, 1987 (Log No. 2137), March 19, 1988 (Log No. 3343), September 14, 2017 (Log No. 99611), November 20, 2017 (Log No. 99611-01) and February 13, 2018 (Log No. 99611-02).

#### **8452 Kirkwood Drive**

Preliminary Soils and Engineering Geologic Investigation Report, Proposed Residence, Retaining Walls, Swimming Pool & Spa, APN 5556-017-015 & 5556-017-016, Parcel A, Parcel Map 375, 8452 Kirkwood Drive, Los Angeles, California; Prepared by Mark Kruger Geology, Inc., MKG Project No. 19-0304, Report dated June 7, 2019.

City of Los Angeles, Department of Building and Safety, Grading Division, Review Letter for Parcel A, Parcel Map 375, 8452 Kirkwood Drive, Los Angeles, California; Letter dated August 23, 2019, Log No. 109506.

#### **8454 and 8458 Kirkwood Drive and 8467 Grand View Drive**

Preliminary Geologic Investigation Report for Proposed Modular Homes with Rear Yard Retaining Walls for Lots 145, 143, Tract 798, 8454, 8458 Kirkwood Drive, and Preliminary Geologic Report for a Proposed Single Family Residence, Lot 136, Tract 798, 8467 Grand View Drive, Los Angeles, California; Prepared by Frank E. Denison, Consulting Engineering Geology, Job No. 614, Report dated November 30, 2004.

Soil Engineering Report for Three Proposed Modular homes with Rear Yard Retaining Walls, Lots 145 and 143, Tract 798; 8454 and 8458 Kirkwood Drive, and a Proposed Single-Family Residence, Lot 136, Tract 798, 8467 Grand View Drive, Los Angeles, California; Prepared by Oro Engineering Corporation, Report dated December 5, 2004.

City of Los Angeles, Department of Building and Safety, Grading Division, Review Letter for Lots 145, 143, and 136, Tract 798; 8454 and 8458 Kirkwood Drive and 8467 Grand View Drive, Los Angeles, California; Letter dated January 13, 2006, Log No. 51175.

#### **8464 Kirkwood Drive**

Geotechnical Inspection Letter for 8464 W. Kirkwood Drive, Los Angeles, California; Prepared by Brian A. Robinson & Associates, Inc., J.O. 03285, Report dated April 21, 2005.

City of Los Angeles, Department of Building and Safety, Grading Division, Rapid Screening Inspection Form, 8464 Kirkwood Drive, Los Angeles, California; Form dated February 28, 2005.

City of Los Angeles, Department of Building and Safety, Grading Division, Order to Comply, Class II Slope Failure, 8464 Kirkwood Drive, Los Angeles, California; Case #: 134472, Order #: G-894706, Letter dated March 17, 2005.

City of Los Angeles, Department of Building and Safety, Grading Division, Review Letter for Lot 140, Tract 798, 8464 Kirkwood Drive, Los Angeles, California; Letter dated May 9, 2005, Log No. 48134.



City of Los Angeles, Department of Building and Safety, Grading Division, Approval Letter for Lot 136, Tract 798, 8467 Grand View Drive, Los Angeles, California; Letter dated December 1, 1965.

#### **8484 Grand View Drive**

Geotechnical Investigation, Proposed Garage and Apartment, M. Brera Property, 8484 Grand View Drive, Los Angeles, California; Prepared by Robert D. Cousineau, Consulting Geotechnical Engineer, Project No. 06-158, Report dated May 12, 2006 and Addendum dated June 14, 2007.

Engineering Geologic Investigation, Geotechnical Feasibility Study, Brera/Grand View New Garage and Retaining Walls, 8484 Grand View Dr., City of Los Angeles, California; Prepared by Schroeter Environmental, Environmental and Geological Consultants, Project Number: SE 1457-GS/RC # 06-158, Report dated May 15, 2006 and Addendum dated May 2, 2007.

City of Los Angeles, Department of Building and Safety, Grading Division, Review and Approval Letters for Lot 382, Tract 798, 8484 Kirkwood Drive, Los Angeles, California; Letters dated February 15, 2007 (Log No. 56566) and May 16, 2008 (Log No. 56566-01).

#### **8494 Grand View Drive**

Remedial Slope Repair & Drainage Improvements, APN 5556-014-027, Tract: 798; Lot: 379, 8494 Grand View Drive, Los Angeles, California; Prepared by A.G.I. Geotechnical, Inc., Project No. 27-4527-01, Report dated May 10, 2017 and Addendum dated December 21, 2017 and February 12, 2019.

City of Los Angeles, Department of Building and Safety, Grading Division, Approval Letters for Tract: 798; Lot: 379, 8494 Grand View Drive, Los Angeles, California; Letters dated July 6, 2017 (Log No. 98492) and March 27, 2019 (Log No. 107316).

City of Los Angeles, Department of Building and Safety, Grading Division, Order to Comply, Class I Slope Failure, 8494 Grand View Drive, Los Angeles, California; Order No: VM030117-570 A, Letter dated March 17, 2017.

#### **8446 Kirkwood Drive**

Soils and Engineering-Geologic Investigation for Proposed Addition to Single-Family Residence, 8446 Kirkwood Dr., Los Angeles, California; Prepared by California Geo/Systems, Inc., GS87-220, Report dated February 10, 1987 and Addendum dated December 28, 1987.c

Preliminary Soil Engineering Report for a Proposed Second-Story Addition to the Existing Residence and a Detached Garage, 8446 Kirkwood Dr., Los Angeles, California; Prepared by Oro Engineering Corporation, Report dated June 20, 2017.

Response to Department Review letter dated 11/20/2017, 8446 Kirkwood Dr., Los Angeles, California; Prepared by Sassan Geosciences, 7HAM235, Report dated January 22, 2018.



Report on Compacted Fill Placed Behind a Retaining Wall Located at 8460 Cole Crest Drive, Los Angeles, California; Prepared by Oro Engineering Corporation, Job No. PS006-2, Report dated June 22, 1993.

City of Los Angeles, Department of Building and Safety, Grading Division, Review and Approval Letters for Parcel B, Parcel Map 375, 8446 8458 Kirkwood Drive, Los Angeles, California; Letters dated December 1, 1987 (Log No. 2137) and March 19, 1988 (Log No. 3343).

#### **8449 and 8451 Grand View Drive**

Preliminary Soils & Geologic Investigation, Proposed Single-Family Residences, Lots 131 and 132, Tract 798, Grand View Drive (aka 8449 and 8451 Grand View Drive), Los Angeles, California; Prepared by Triad Foundation Engineering, Job # 84-208, Report dated August 7, 1984.

City of Los Angeles, Department of Building and Safety, Grading Division, Approval Letter for Lots 131 and 132, Tract 798, 8449 and 8451 Grand View Drive, Los Angeles, California; Letter dated September 11, 1984.

#### **8457 and 8461 Grand View Drive – Subject Site**

Geologic and Soils Engineering Exploration Investigation, Proposed Single Family Residence, Lots 134 and 135, Tract 798, Grand View Drive (aka 8457 and 8461 Grand View Drive), Los Angeles, California; Prepared by Kovacs-Byer and Associates, Inc., KB 4677-G, Report dated April 3, 1979, and Addendum dated June 19, 1987.

Geologic and Soils Engineering Update, Proposed Residence, Lots 134 and 135, Tract 798; 8457 and 8461 Grand View Drive, Los Angeles, California; Prepared by The J. Byer Group, Inc., JB 19581-Z, Report dated October 9, 2003.

Update Letter and Acceptance as Geotechnical Engineer of Record, Proposed New Building, 8457 Grand View Drive, Los Angeles, California; Prepared by Garcrest Engineering and Construction, Inc., Project Number: G15-017/1, Report dated November 9, 2015 and Addendum dated September 1, 2016.

Update Geologic and Soils Engineering Report and Notice of Geotechnical Consultants for Proposed Residence at 8457 & 8461 Grand View Drive, Los Angeles, California; Prepared by Robles Engineering, Inc., RE 13-802, Report dated August 9, 2013

City of Los Angeles, Department of Building and Safety, Grading Division, Approval Letters for Lots 134 and 135, Tract 798; 8457 and 8461 Grand View Drive, Los Angeles, California; Letters dated April 3, 1979, May 14, 1979, July 31, 1987, November 17, 2003 (Log No. 41648) and December 4, 2015 (Log No. 90897) and December 16, 2016 (Log No. 90897-01).

#### **8467 Grand View Drive**

Lots 124, 125 & 136 – Tract 798, Grand View Drive (aka 8467 Grand View Drive), Los Angeles, California; Prepared by Geolabs, W.O. 1088-Z-65, Report dated October 12, 1965.



Dibblee, Thomas W. Jr., 1991, Geologic Map of the Beverly Hills and Van Nuys (S ½) Quadrangle, Dibblee Geological Foundation Map #DF-31, Scale 1"=2,000'.

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Southern California Earthquake Center, 1999, Recommended Procedures For Implementation of DMG Special Publication 117, Guidelines for Analyzing and Mitigating Liquefaction in California, 70 pages.

Southern California Earthquake Center, 2002, Recommended Procedures for Implementation of DMG Special Publication 117, Guidelines for Analyzing and Mitigating Landslide Hazards in California, 132 pages.

State of California, Department of Conservation, Division of Mines and Geology, 1998, Seismic Hazard Evaluation of the Beverly Hills 7.5 Minute Quadrangle, Los Angeles County, California, Open File Report 98-14, 54 pages.

State of California, Department of Conservation, Division of Mines and Geology, Seismic Hazard Zones, Released March 25, 1999, Beverly Hills Quadrangle, California; Scale 1"=2,000'.

State of California, Seismic Hazard Evaluation of the Hollywood 7.5 Minute Quadrangle, Los Angeles County, California, 1998, Department of Conservation, Division of Mines and Geology, Open File Report 98-17, 52 pages.

State of California, Seismic Hazard Zones, Hollywood Quadrangle, California; Department of Conservation, Division of Mines and Geology, Released March 25, 1999, Scale 1"=2,000'.

Yerkes, R.F., McCulloch, T.H., Schoellhamer, J.E., and Vedder, J.G., 1965, Geology of the Los Angeles Basin—An Introduction: United States Geological Survey Professional Paper 420-A, 57 pp.

<https://navigatela.lacity.org/navigatela/>

*Research and review of the public record files, available geologic reports and review agency correspondence prepared for the subject site and nearby properties. Other geologic documents may be present for the subject site and area which could alter the findings presented herein. Research of the public record system is not a guarantee that all available geologic data was reviewed or present at the time of our research. The following files were provided to us.*

#### **8460 Cole Crest Drive**

Geologic and Soils and Engineering Exploration, Proposed Addition and Retaining Walls, Lot 441, Tract 798, 8460 Cole Crest Drive, Los Angeles, California; Prepared by Parmelee-Schick and Associates, PS 1847-W, Report dated December 19, 1991 and Addendum dated February 20, 1992 and November 17, 1993.



Geotechnical engineering is characterized by uncertainty or is described as an inexact science or art. The conclusions and recommendations presented herein are partly based on; 1) the evaluation of technical data gathered by this firm, 2) standard of practice, 3) experience, and, 4) professional judgment. The conclusions and recommendations presented herein should be considered advice. Other geotechnical consultants could arrive at different conclusions and recommendations. This report has been prepared in accordance with generally accepted practice. No warranties, either expressed or implied, are made as to the professional advice provided under the terms of the agreement and included in this report.

It should be understood that LKGE's services are limited to the disciplines of soils engineering and/or engineering geology. While LKGE may refer various professionals or outside services, working in associated disciplines, to their client's or client's representatives, LKGE is not responsible for the performance of work by third parties, which may include, but are not limited to, surveyors, civil or structural engineers, architects, contractors, etc. It should be clearly understood that LKGE is not a licensed surveyor, architect, civil or structural engineer or contractor. LKGE's periodic or continuous inspection(s) of geotechnical work on an LKGE project shall not relieve third party professionals of their responsibility to perform their work in accordance with the applicable and/or approved geotechnical reports, plans, specifications, safety requirements, etc. It should be understood that LKGE's periodic or continuous inspection(s) of geotechnical work on an LKGE project does not imply that LKGE is observing, verifying and/or approving all site work. LKGE will only make site inspections, per our approved work authorization agreement(s) and/or related to the appropriate geotechnical field services provided by LKGE and will not relieve others of their professional responsibilities.

Should the project be delayed beyond the period of one year after the date of this report, the site should be observed and the report reviewed to consider possible changed conditions.

This report is issued with the understanding that it is the responsibility of the owner, or his representative, to assure that the information and recommendations contained herein are called to the attention of the designers and builders for the project.

## **9. REFERENCES**

Association of Engineering Geologists, 1982, Geologic Maps of the Santa Monica Mountains, Compiled by the City of Los Angeles, Sheet No. 178 & 200, Scale 1"=400'.

California Division of Mines and Geology, 1996, Probabilistic Seismic Hazard Assessment for the State of California, Open File-Report 96-08 and United States Geological Survey Open-File Report 96-706, 33 pp., Appendix A and B.

California Division of Mines and Geology, 1998, Seismic Hazard Evaluation of the Van Nuys 7.5 Minute Quadrangle, Los Angeles County, California, Open-File Report 98-20, 52 pp. .

California Geological Survey, 2008, Guidelines for Evaluating and Mitigating Seismic Hazards in California, Special Publication 117A, 108 pp.

City of Los Angeles, 1960, Santa Monica Mountains Topographic Maps, Sheet No. 178 & 200, Scale 1"=100'.



## 8. LIMITATIONS

This report has been compiled for the exclusive use of the addressee(s) and their authorized representatives. It shall not be transferred to, or used by, a third party, to another project or applied to any other project on this site, other than as described herein, without the written consent and/or thorough review by this firm.

This report and the exploration are subject to the following conditions. Please read this section carefully, it limits our liability.

This report is based on the development plans provided to our office. In the event that any significant changes (from those discussed herein) in the design and/or location of the proposed structure(s) are planned, the conclusions and recommendations contained in this report may not be considered valid unless the changes are reviewed by LKGE and the conclusions and recommendations are modified and/or approved by this firm after such review.

The conclusions and recommendations contained herein are based on the findings and observations made at the test pit, trench and/or boring locations. While no great variations in fill, soil and/or bedrock conditions are anticipated, if conditions are encountered during construction which appears to differ from those disclosed herein, this firm should be notified immediately, so as to consider the need for modifications or revised geotechnical recommendations. Compliance with the design concepts, specifications or recommendations during construction requires our review during construction which pertains to the specific recommendations contained herein.

The subsurface conditions, excavations, characteristics and geologic structure described herein and shown on the enclosed cross-section(s) have been projected from individual test pits, trenches and/or borings placed on the subject property. The subsurface conditions and excavation characteristics, and geologic structure shown should in no way be construed to reflect any variations which may occur between or away from these exploratory excavations. The projection of geologic data is based on available information and experience and should not be considered exact.

It should be noted that fluctuations in the level of the ground-water may occur at the site due to variations in rainfall, temperature, irrigation, water line leaks, sewage disposal and/or other factors not evident at the time of measurements reported herein. LKGE assumes no responsibility for groundwater variations which may occur across the site. High groundwater levels can be extremely hazardous and saturation of earth materials can cause subsidence, settlement and/or slippage at the site.

The intent of this report is to advise our client and/or client's representative(s) on soils and engineering geologic conditions at the site with respect to the proposed improvements. Implementation of the advice presented in the Recommendations Section of this report is intended to reduce the risk associated with the proposed project and should not be construed to imply total performance of the project. It should be understood that geotechnical consulting and the contents of this report are not perfect. Any errors or omissions noted by any party reviewing this report, and/or any other geotechnical aspect of this project, should be reported to this firm as soon as possible.





excavations should be observed by a representative of this firm. Should the observation reveal any unforeseen hazard, appropriate action will be recommended.

Representatives of LKGE will observe work in progress, perform tests on soil, and observe excavations and trenches. Excavation bottom observations should be requested before the placement of subdrains or compacted fill. The approved plans and permits should be on the job site and available for review by this office. The site inspections during construction will be billed on a time and material basis in accordance with our current fee schedule.

It is advised that the client contact LKGE at least 1 week in advance of commencing constructing and/or grading to allow for contractual agreements for geotechnical services during the construction phases of your project. Please advise this office at least 48 hours prior to any required verification or approval.

### **Construction Site Maintenance**

It is the responsibility of the contractor to maintain a safe construction site and for the safe operation of all equipment. When excavations exist on the site, the areas should be secured by placing appropriate coverings, fencing, warning signs, etc. All excavations should be properly covered and secured. Excavation stock piles or spoil piles should either be removed from the site or be properly compacted, in accordance with recommendations presented herein. Fill temporarily stock-piled on the site should be placed in stable or approved areas and away from slopes, excavations or improvements. Earth materials generated from grading should not be disposed of along slopes or other unapproved locations. Workers should not be allowed to enter any un-shored excavations over 5-feet in depth, or depth specified herein. Water should not be allowed to saturate open footing trenches. Temporary erosion control measures and proper drainage control should be followed, especially during the rainy season.

It should be understood that the project contractor or others shall supervise and direct the work and they shall be solely responsible for all construction means, methods, techniques, sequences and procedures, and shall be solely and completely responsible for conditions of the job site, including safety of all persons and property during the performance of the work.

Periodic or continuous observation by LKGE is not intended to include verification of dimensions or review of the adequacy of the contractor's safety measures in, on, or near the construction site.

### **Final As-Built Reports**

During or upon completion of the project or grading, the appropriate government reviewing agency or building department often requires interim or final as-built geotechnical reports prepared by this firm to document that foundations and/or fill placement were conducted per the recommendations addressed herein and/or the approved building and/or grading plans. Interim or final geotechnical reports are often required for placement of primary or secondary structural fill, retaining wall backfill, slope repairs, pile observations, etc. The interim or final geotechnical reports will be billed on a time and material basis, in accordance with our current fee schedule.



plans to our office for review and/or approval, prior to initiation of construction. Any change in the scope of the project, from that addressed herein, may require additional geotechnical services by LKGE. Formal plans should be reviewed and approved by LKGE, prior to initiation of construction. The appropriate government reviewing agency may require that the building and/or grading plans be signed by a licensed geotechnical engineer and/or a licensed engineering geologist, prior to initiation of construction. The plan review fees will be billed in accordance with our current fee schedule.

#### **Government Reviewing Agency and Additional Geotechnical Services**

This report is intended for submittal to the appropriate governmental authorities that control the issuance of necessary permits. The client or client's representative should submit the geotechnical reports to the appropriate government reviewing agency, unless specific arrangements are made with this office. It should be noted that the government reviewing agency has various fees for reviewing geotechnical reports, the fees for which are not included within our scope of work. If applicable, the report submittal fees will be billed in accordance with our current fee schedule. All geotechnical and/or engineering geologic aspects of the proposed development are subject to review and approval by the government reviewing agency. It should be understood that the government reviewing agency may approve or deny any portion of the proposed development, which may require additional geotechnical services by this office. Additional geotechnical services may include review responses, supplemental letters, plan review and signature, construction observations, meetings, etc. The fees for generating additional reports, letters, exploration, analysis, etc. will be billed on a time and material basis, per our previously approved work acknowledgment or a pre-determined, agreed fee.

#### **Site Observations during Construction**

The appropriate government reviewing agency or building department requires that the geotechnical consultant of record provide site observations during grading and construction. The purpose of the site inspections is to verify site geotechnical and/or engineering geologic conditions and conformance with the intentions of the recommendations addressed herein. Although certain geotechnical and/or engineering geologic observations may not be required by the building department, the more site inspections typically reduce the risk for future problems. It is the client's or the client's representative(s) responsibility to contact the appropriate building department or building official regarding approval for all required inspections. Following is a general list of inspections required by this firm.

- a) Pre-grade meetings
- b) Foundation excavations for all structures (residence, retaining walls, pools, etc.)
- c) Temporary excavations/shoring
- d) Bottom excavations for primary and/or secondary structural fills
- e) Keyway excavations
- f) Compaction testing for primary and secondary structural fills
- g) Compaction testing for retaining wall backfill and utility trenches
- h) Subdrains for retaining walls, swimming pools or ponds

It is recommended that all foundation excavations be approved by this firm prior to placing forms, steel reinforcement and/or concrete. Any fill which is placed at the site should be tested for compaction, especially if used for engineering purposes. All cut-slopes and temporary



A vital part of slope maintenance is proper watering. This includes not only providing enough water to support plant life, but also monitoring the irrigation system so that over-watering does not occur.

Hillside properties are typically subject to potential geotechnical hazards including settlement, slope failures, slumping, spalling of slopes, erosion and concentrated slopes. It must be emphasized that responsible maintenance of these slopes, and the property in general, by the owner, using proper methods, can reduce the risk of these hazards significantly.

## **7. GENERAL INFORMATION**

### **Accuracy of Provided Drawings**

LK Geotechnical Engineering, Inc. (LKGE) investigation, analysis, findings and/or recommendations of a site, with respect to the proposed improvements, are often dependent on several factors or information provided to LKGE by the client and/or the client's representative(s). Provided information or Drawings may include topographic surveys, architectural drawings, engineering plans and/or grading plans. It is LKGE's assumption that the provided Drawings, to be utilized as part of our investigation, accurately depict topographic conditions, existing and/or proposed structures and grades, property lines, easements, etc. It should be understood that LKGE's use of the provided Drawings does not mean or confirm that the provided Drawings are accurate. If revisions are made to the site Drawings, these documents should be submitted to LKGE as soon as possible. Additional exploration, analysis and/or revised recommendations may be necessary depending upon our review of the revised Drawings, etc.

### **Environmentally Hazardous or Non-Hazardous Materials**

It should be clearly understood that environmental geologic services are not within the scope of this study. Environmental geologic services may include the detection of hazardous or non-hazardous materials, wastes or substances existing on the site from research of available records, exploratory methods, sampling, laboratory analysis, etc. or the recommended treatment and/or disposal of these materials, wastes or substances. If hazardous or non-hazardous materials, wastes or substances are revealed by supplementary investigations or studies or are encountered during construction or grading operations, appropriate environmental investigation(s) and analysis may be required. In this case, mitigation and/or treatment of hazardous or non-hazardous materials, wastes or substances may be necessary. It should be understood that the property owner and potential future property owner(s) shall acknowledge and/or indemnify that LKGE has neither created or contributed to the creation or existence of any hazardous or non-hazardous materials, wastes or substances or otherwise dangerous conditions at the site. All site generated hazardous or non-hazardous materials, wastes or substances are the possession and responsibility of the property owner and potential future property owner(s).

### **Plan Review**

This report is based on the development plans provided to our office. We recommend that the client's representative(s) provide a complete set of the construction, building and/or grading



Retaining walls with an ascending slope should be provided with a minimum freeboard of 12-inches. An open 12-inch-wide "V" drain should be placed behind the wall(s) so that all up slope flows are directed around the proposed structures to the street or other approved disposal area.

The California Building Code recommends a minimum 5 percent slope away from the perpendicular face of the building wall for a minimum horizontal distance of 10 feet. We recommend a minimum 5 percent slope away from the building foundations for a horizontal distance of 10 feet be established for any landscape areas immediately adjacent to the building foundations. In addition, we recommend a minimum 2 percent slope away from the building foundations be established for any impervious surfaces immediately adjacent to the building foundations for a minimum horizontal distance of 10 feet. Lastly, we recommend the installation of roof gutters and downspouts which deposit water into a buried drain system be installed instead of discharging surface water into planter areas adjacent to structures.

It is the responsibility of the contractor and ultimately the developer and/or property owner to ensure that all drainage devices are installed and maintained in accordance with the approved plans, our recommendations, and the requirements of all applicable municipal agencies. This includes installation and maintenance of all subdrain outlets and surface drainage devices.

It is recommended that watering be limited or stop altogether during the rainy season when little irrigation is required. Over-saturation of the ground can cause major subsurface damage. Maintaining a proper drainage system will minimize the shrink/swell potential of sub-soils.

#### **6.15. Pre-Construction Survey**

We recommend that the client's representative (or contractor) prepare a pre-construction site condition survey prior to commencement of construction in case of any disputes from the adjacent property owners (if applicable). The pre-construction survey should document existing site conditions and performance of offsite structures (i.e. existing cracks, damages, and etc.) prior to construction.

#### **6.16. Preventive Slope Maintenance**

To minimize sloughing on slope faces, it is recommended that a slope maintenance program shall be implemented as soon as possible. Slope maintenance may include proper drainage control, planting, irrigation and rodent control. Planting of approved deep-rooted shrubs and a dense lightweight ground cover is recommended for the upper portions of the ascending slope (if applicable). A landscape architect or landscape contractor experienced in this area should be consulted for appropriate slope planting recommendations.

To reduce the risk of problems relating to slope instability, a program of continual slope maintenance is necessary. This maintenance program should include but need not be limited to annual cleanout of existing drainage ways, sealing of any cracks, elimination of gophers and earth burrowing rodents, maintaining low water consumptive, fire retardant, deep rooted ground cover and proper irrigation.



the active condition. The lateral pressure due to adjacent vertical uniformly distributed loads may be considered lateral pressure equal to 50 percent ( $K_o = 0.50$ ) of the vertical uniformly distributed loads for the at-rest condition.

The proposed retaining walls adjacent to streets, driveways or parking areas should be designed to resist a uniform lateral pressure of 100 psf (if applicable). If the traffic is located behind a 1:1 (H:V) surcharge plane projected upwards from the proposed retaining wall structure, then the traffic surcharge may be neglected.

All walls should be effectively waterproofed, provided with an adequate subdrainage system, and backfilled in accordance with the attached retaining wall backfill and subdrain details (Plate RWD-1) in Appendix C.

Where shoring will not allow the installation of a standard subdrain system outside the wall, installation of rock pockets through the wall may be utilized. The pockets should be a minimum of 12 inches in length, width and depth. The pocket should be filled with gravel and wrap with fabric and spaced no greater than 8 feet on center.

The subdrainage system, including outlet locations, should be clearly shown on the building and/or grading plans. The contractor is responsible to ensure that all subdrain outlets are constructed per plan. While all backfill should be compacted to the required density, care should be taken when working close to new walls to prevent excessive lateral pressure.

Retaining wall waterproofing in preventing moisture intrusion is beyond our scope of work and not the responsibility of LK Geotechnical Engineering, Inc. We recommend you retain a waterproofing expert to provide waterproofing details, application methods or effectiveness and installations per the project design requirements (if applicable).

### **6.13. Patio Slab and Hardscape**

Patios, steps, walkways, etc. are not normally subject to building code requirements for structural support. In order to reduce the potential for distress due to potential settlement, the hardscape should be supported by compacted fill, and it may be desirable to provide additional steel and concrete thickness determined by the project structural engineer. At a minimum, hardscape slab should be reinforced with a minimum of #4 rebar spaced at a maximum distance of 16 inches on center, each way. It should be noted that hardscape constructed to the preceding specification may be subject to distress over time. Periodic maintenance or replacement may be necessary.

### **6.14. Drainage Protection**

We recommend that a comprehensive drainage improvement plan be implemented for the subject site. This would include transferring all upslope drainage to an approved area in non-erosive drainage devices. Proper site drainage will help mitigate but may not eliminate potential surface water hazards.

All pad and roof drainage should be collected and transferred to the street or an approved area in non-erosive drainage devices. Drainage should not be allowed to pond on the pad or against any foundation or retaining wall.



#### 6.10. Slab-on-Grade

For structures supported on friction piles, we recommend that all new interior floor slabs be designed as a structural unit or raised wood floor which transfers all loads to the foundation system. Concrete slab-on-grade may be used for the proposed structures and should be supported on firm subgrade. A vertical unit modulus of subgrade reaction ( $k_1$ ) of 150 pci based on a 1'x1' load plate can be assumed for structural design.

Concrete slabs should be at least 4 inches thick and should be reinforced with a minimum of #4 rebar spaced not exceeding 16 inches on center, each way. The project structural engineer should design the reinforcement of slab based on the design performance criteria.

#### 6.11. Moisture Retarder

Concrete slabs to be covered with flooring should be protected by an acceptable plastic vapor retarder/barrier (minimum 10 mil thickness) placed underneath the slab. If moisture vapor transmission is a concern to the facility owner, an expert should be consulted to provide additional recommendations for the design and construction of slabs in moisture sensitive flooring areas.

#### 6.12. Retaining Walls

Retaining walls are planned to achieve the desired grade for the proposed residence. The maximum individual retaining wall height is not anticipated to exceed 10-feet.

The proposed retaining walls should be designed using the lateral earth pressure in accordance with Plate RW-1 through RW-3 in Appendix C. Retaining walls greater than 6 feet in height should be designed considering the incremental seismic earth pressures (see Plates).

Retaining Wall Backslope Horizontal to Vertical	Active Equivalent Fluid Weight (pcf)	At-Rest Equivalent Fluid Weight (pcf)
Level	30	50
2:1	43	N/A
1.5:1	55	N/A

In addition to lateral earth pressures recommended above, any proposed retaining walls should be designed to resist the surcharge imposed by adjacent structures, proposed structures, footings, and/or by adjacent traffic surcharge.

Retaining walls with an ascending slope should be provided with a minimum freeboard of 12-inches (if applicable). An open 12-inch-wide "V" drain should be placed behind the wall(s) so that all upslope flows are directed around the proposed structures to the street or other approved disposal area.

The lateral pressure due to adjacent vertical uniformly distributed loads may be considered lateral pressure equal to 33 percent ( $K_a = 0.33$ ) of the vertical uniformly distributed loads for



survey should be taken prior to the first level of excavation so that an accurate baseline may be established. We will be pleased to discuss this further with the design consultants and the contractor when the design of the shoring system has been finalized. Also, we should review the shoring plans and calculations to evaluate whether our recommendations have been incorporated into the design.

## 6.9. Friction Piles

The proposed structures should be supported on a friction pile foundation system that derives its capacity by friction from underlying bedrock. Piles should be a minimum of 24 inches in diameter and a minimum of 8-feet into bedrock or depth required to achieve foundation setback, whichever is deeper. The piles may be designed for an allowable skin friction of 800 psf for bedrock. Determined by the structural engineer, piles may be connected with grade beams and designed within a tolerable amount of deflection.

Static settlement of the foundation system is expected to occur on initial load application. The maximum settlement is expected to be ½-inch. Differential settlement is not expected to exceed ¼ inch within a span of 30-feet.

Resistance to lateral loading may be provided by passive earth pressure within the bedrock. Passive earth pressure may be computed as an equivalent fluid having a density of 400 pcf with a maximum earth pressure of 6,000 psf for bedrock. The piles may be assumed to be fixed at a point located 2 feet into bedrock or at the 1:1 (H:V) Foundation Setback Plane, whichever is deeper.

The bearing pressure given is for the total of dead and frequently applied live loads and may be increased by one-third for short duration loading which includes the effects of wind or seismic forces.

Friction piles on or adjacent to the descending slopes should be designed for a lateral load of 1000 pounds per linear foot of shaft exposed to creep prone artificial fill and residual soil.

Pile group effects on axial behavior should be considered where the center-to-center spacing is less than three (3) times of the pile diameter. We recommend the following reduction factors to be applied if axial pile group effects should be considered:

$$P_g = \eta N P_a$$

$$\eta = \frac{2(m+n-2)S+4D}{\pi Dmn} \leq 1$$

where  $P_g$  = allowable axial capacity of a pile group

$\eta$  = group efficiency factor

$N$  = number of piles in a group

$P_a$  = allowable axial capacity of a single pile

$m$  = number of rows of piles

$n$  = number of piles per row

$S$  = center-to-center spacing of piles

$D$  = diameter of a single pile



soldier piles below the excavation, sand-cement slurry may be used above the excavation where lagging will be installed.

Drilling of the soldier pile shafts can be accomplished using conventional drilling equipment. In the event of soil caving, it may be necessary to use casing and/or drilling mud to permit the installation of the soldier piles. Drilled holes for soldier piles should not be left open overnight. Concrete for piles should be placed immediately after the drilling of the hole is complete.

The concrete should be pumped to the bottom of the drilled shaft using a tremie. Once concrete pumping is initiated, the bottom of the tremie should remain below the surface of the concrete to prevent contamination of the concrete by soil inclusions. If steel casing is used, the casing should be removed as the concrete is placed.

Due to the proximity of the excavation to existing improvements, some means of monitoring the performance of the shoring system is recommended. Monitoring should consist of periodic surveying of lateral and vertical locations at the tops of all soldier piles. We will be pleased to discuss this further with the design consultants and the contractor when the design of the shoring system has been finalized. Also, we should review the shoring plans and calculations to evaluate whether our recommendations have been incorporated into the design.

- **Lagging**

Continuous treated timber lagging should be used between the soldier piles. The lagging can be designed for the recommended lateral earth pressure but limited to a maximum of 400 psf with consideration of soil arching. If treated timber is used, the lagging may remain in place. To develop the full lateral resistance, provisions should be taken to assure firm contact between the soldier piles and the soils; for this, we recommend that at least 1.5-sack sand-cement slurry fill be used behind the lagging.

- **Deflections**

Certain amount of deflection of a shored embankment will occur. For design of shoring, the maximum deflection shall not exceed  $\frac{1}{2}$  inch at the top of the shored embankment where a structure is within 1:1 (H:V) plane projected up from the base of the temporary excavation and for a maximum lateral deflection of 1 inch provided there are no structures within a 1:1 (H:V) plane projected up from the base of temporary excavation.

If greater deflection occurs during construction, additional bracing/anchoring may be necessary to minimize settlement and loss of support of adjacent buildings, streets and/or utilities in adjacent streets and alleys. If desired to reduce the deflection, a greater active pressure could be used in the shoring design.

- **Shoring Monitoring**

Due to the proximity of the excavation to existing improvements, some means of monitoring the performance of the shoring system is recommended. Monitoring should consist of periodic surveying of lateral and vertical locations at the tops of all soldier piles. An initial





It is recommended that a pre-excavation site meeting be attended by the grading contractor, the soils engineer and an agency representative to discuss methods and sequence of excavation.

#### **6.8. Temporary Shoring**

Retaining walls are planned to achieve the desired grade for the proposed residence. The maximum retaining wall height is not anticipated to exceed 10-feet. Due to the space constraint for sloped excavations, temporary shoring may be required. All shoring systems shall have lagging to support the cut face between soldier piles.

Shoring shall be designed by a California licensed engineer experienced in the design and construction of shoring under similar conditions. Once the final excavation and shoring plans are complete, the plans and the design should be reviewed by LKGE for conformance with the design intent and recommendations.

- **Lateral Earth Pressures**

The cantilevered or restrained shoring walls should be designed using the lateral earth pressure presented in the attached Plate SW-1 and the following table:

Shoring Type	Lateral Earth Pressure*	Pressure Distribution
Cantilevered Shoring	25H psf	Triangular Distribution

\* H = wall height

- **Surcharge Loads**

Any surcharge (live, including traffic, or dead load) located within a 1:1 plane projected upward from the base of the shored excavation, including adjacent structures, should be added to the lateral earth pressures. The lateral contribution of a uniform surcharge load located immediately behind the temporary shoring may be calculated by multiplying the vertical surcharge pressure by 0.30. Lateral load contributions of surcharges located at a distance behind the shored wall may be provided once the load configurations and layouts are known. As a minimum, a 240 psf vertical uniform surcharge is recommended to account for nominal construction and/or traffic loads. More detailed lateral pressure and loading information can be provided, if needed, for specific loading scenarios as recognized through the design process.

- **Soldier Piles**

Soldier piles should be at least 18-inch in diameter and should be designed for an allowable passive resistance of 400 pcf (equivalent fluid weight). The passive resistance value can be doubled if pile spacing is greater than 2.5D on center where D is the diameter of the drilled shaft for the soldier piles. The downward axial capacity of soldier pile can be designed for an allowable skin friction of 700 psf. The upper 1.5D should be neglected when calculating the axial capacity below the excavated level. Structural concrete should be used for the



### **6.6.3. Compaction**

For backfill of retaining walls, on-site materials are considered to be suitable for compaction, provided that all deleterious materials are removed from the site prior to compaction.

All new compacted fill should be supported on firm approved subgrade and compacted to at least 90 percent of the maximum dry density, as determined by the current ASTM D1557 and at about 2 percent above optimum moisture content. Fill should be placed in horizontal lifts of approximately 8 inches in loose thickness, and then compacted by mechanical methods, using sheepfoot rollers, multiple wheel pneumatic tired rollers, or other appropriate compacting rollers.

It may be necessary to import soils to the site to be used as compacted fill. Imported materials should be a sandy type of material and approved by the geotechnical engineer prior to transporting to the job site. The sandy material should not have an Expansion Index which exceeds 20 and should not contain rocks larger than 8-inches maximum size.

### **6.6.4. Shrinkage/Bulking Due to Compaction**

Based on our review of the in-situ soil density data, preliminary volumetric shrinkage on the order of 10 to 15 percent as a result of compaction of onsite soil may be assumed.

### **6.7. Temporary Excavation**

The maximum recommended height of unsurcharged, temporary vertical excavations in the fill materials at the site is 4-feet. Excavations above this height should be trimmed to a 1:1 (H:V) ratio where the space is available or should be shored. Surcharge loads, including construction vehicles and materials, should not be placed within five (5) feet of the unsupported excavation edge.

Surcharged excavations may cause distress or damage to offsite structures if retaining wall excavations extend below a 1:1 (45°) surcharge plane projected downward from the base of offsite structures or offsite properties (if applicable). Excavations shall not remove the lateral support from a public way, from an adjacent property or from an existing structure.

All excavations shall be made in accordance with the regulations of the State of California, Division of Occupational Safety and Health, (Cal/OSHA). These recommended temporary excavation slopes do not preclude local raveling and sloughing. Provided our recommendations are followed, the resulting temporary excavations are anticipated to be safe from a geotechnical standpoint for the proposed construction operations and should not expose workers to hazards due to cave-ins, provided that geologic conditions exposed by the excavations are as anticipated.

All temporary excavations at the site should be observed and monitored by our representative to verify soil conditions so that any necessary modifications can be made based on variations of soil encountered at the site. Surcharged temporary excavations and shoring should be continuously observed by our representative. If adverse conditions are encountered during excavations, additional recommendations will be provided.



### **6.6.1. Site Grading**

Standard cut/fill grading may be necessary in order to achieve the desired grade for the proposed structures. All new compacted fill should be benched into firm older alluvium or native soil/alluvium and compacted in accordance with the recommendations presented in the "Compaction" section. All man-made debris should be removed from the site. Any fill not supported on firm older alluvium or native soil/alluvium should be considered non-structural fill, which is not suitable for interior or exterior floor or patio slabs.

Any fill slopes should be supported on a keyway which extends at least 3 feet into firm older alluvium or native soil/alluvium or by an engineered, toe of slope retaining wall (if applicable). The keyway width should be determined by our geologist or geotechnical engineer. Any new fill slopes should be 2:1 (H:V) or flatter.

Any fill slopes, over 5 feet in height (if applicable), should be provided with a subdrainage system unless reviewed and approved by the geotechnical engineer. Subdrains should be placed along the heel of all keyways and along benches at the base of the fill at 10 foot vertical intervals (where applicable). Subdrains should consist of 4-inch diameter perforated PVC pipe in 1 cubic foot per linear foot of 3/4-inch gravel or Caltrans Class II permeable material. If 3/4-inch gravel is used the gravel should be wrapped with filter fabric. If Caltrans Class II permeable material is used the pipe should be wrapped with filter fabric. Each subdrain should be provided with solid pipe outlets at 50-foot intervals.

### **6.6.2. Over-Excavation and Subgrade Preparation**

The proposed structures should be supported on friction pile foundations bearing into the underlying, firm bedrock. Therefore, over-excavation and compaction is not recommended.

For any ancillary structures (i.e. property line fence walls, canopies, trash enclosure, etc.), footing may be supported on new compacted fill or firm bedrock depending on the final footing elevations. If footing is to be supported by compacted fill, we recommend over-excavate at least 1 foot below the footing bottom, or to the depth of undocumented fill, whichever is deeper. The lateral extent of the over-excavation should be equidistant to the thickness of fill below footing (where space permits).

For any hardscape (patios, steps, walkways, etc.), we recommend scarify at least 8 inches below the slab, or over-excavate to the depth of undocumented fill, whichever is deeper. The lateral extent of the over-excavation should be equidistant to the thickness of fill below hardscape (where space permits).

Any excavated bottoms to receive new compacted fill should be inspected and approved by a representative from LKGE. prior to compaction work. Deeper excavations may be required in areas where soft, saturated, or unsuitable materials, for example, tree root balls or undocumented fill are encountered.



maximum of 40-feet) from the surface of the descending slope or finished grade, whichever is deeper.

All other setbacks from the top or toe of slope should comply with the minimum requirements of the controlling governmental agency.

### **6.3. Existing Caisson Foundations**

According to KBA's referenced report dated June 19, 1987, twelve (12) caissons were installed for the previously proposed residence in 1981. The caissons vary from about 8- to 16-feet deep. The existing caissons may not be utilized for support of the new residence and/or driveway. The existing caissons may be abandoned in place. However, portions of the caissons or grade beams may need to be removed in the area of the planned foundations, etc.

### **6.4. Proposed Structural Driveway Access**

We understand that it is proposed to extend a driveway access from Grand View Drive to the new residence. Currently, the north and east side of the roadway are supported by a bulkhead. It appears that three (3) generations of bulkheads are present along the roadway, adjacent to the subject site. The height of the bulkheads varies from about 1- to 6-feet, each. A portion of KBA's abandoned caisson and grade beam foundation also appears to be located adjacent to a bulkhead. We recommend that the proposed structural driveway be supported on new friction piles bearing into the underlying bedrock. The driveway may not be supported on the City bulkhead or KBA's old caisson foundations.

### **6.5. Building Clearance**

Any structures located below ascending slopes steeper than 3:1 (H:V) should be setback from the toe of the slope a horizontal distance equal to one-half the vertical height for structures. This distance should not be less than 3-feet, nor need exceed 15-feet (H/2) for structures and this distance should not be less than 3-feet, nor need exceed 7.5-feet (H/4) for pools and spas.

The proposed residence is located along the top of the descending slope. In this case, building clearance requirements for the proposed structures have been satisfied, provided that our recommendations are followed.

### **6.6. Site Preparation and Earthwork**

Prior to construction/grading, the area of the proposed development should be clear of any loose surficial soils, vegetation and/or man-made debris. Demolition debris and other unsuitable materials should be stripped and removed from the site. Water lines or other old utility lines or installations to be abandoned should be removed or crushed in place. Holes resulting from removal of buried obstructions which extend below finished site grades should be backfilled with compacted soils.



The design spectral response acceleration parameters presented on the following table generated by the Applied Technology Council (ATC) website, may be utilized for seismic design:

Site location (latitude, longitude): (34.1029, -118.3752)				
Spectral Period, T (second)	MCE <sub>R</sub> ground motion (g)	Site-modified Spectral acceleration (g)		Seismic design acceleration (g)
0.2	S <sub>s</sub> = 2.126	F <sub>a</sub> = 1.2	S <sub>MS</sub> = 2.551	<b>S<sub>DS</sub> = 1.701</b>
1.0	S <sub>1</sub> = 0.763	F <sub>v</sub> = 1.4	S <sub>M1</sub> = 1.068	<b>S<sub>D1</sub> = 0.712</b>
Site modified peak ground acceleration PGA <sub>M</sub> = 1.091 g				
Long-period transition period T <sub>L</sub> = 8 second				
Seismic Design Category = D				

If needed, our office can perform a site-specific ground motion hazard analysis upon the project structural engineer's request.

## 6. GEOTECHNICAL ENGINEERING RECOMMENDATIONS

### 6.1. Geotechnical Overview

Based on the findings of our investigation, the site is considered to be suitable from a soils and engineering geologic standpoint for construction of the proposed structures, provided the recommendations included herein are followed and integrated into the building and/or grading plans.

We recommend that the proposed structures be supported on a friction pile foundation system bearing into the underlying, firm bedrock. Depth to firm bedrock in the area of the proposed structures is anticipated to be about 2- to 8-feet below existing grade. The depth to firm bedrock should be anticipated to vary across the site. The proposed structures are shown on our Geotechnical Map, Plate 1 and our Geologic Cross Sections A-A' through C-C', Plates CS-1 through CS-3.

Our geotechnical engineering analyses performed for this report were based on the preliminary information provided to us. If the design substantially changes, then our geotechnical engineering recommendations would be subject to revision based on our evaluation of the changes.

### 6.2. Foundation Setback

The depth of the foundations shall satisfy the required H/3 slope setback distance (horizontal distance measured from the bottom of foundations to the surface of the descending slope or finished grade, whichever is deeper must be a minimum of one-third the overall vertical slope (H) height of the descending slope/minimum of 5-feet and up to a



Prepared by Grover Hollingsworth and Associates, Inc., GH 4083-S, Report dated August 9, 1991.

Geologic and Soils Engineering Exploration, Proposed Additions, Lot 137, Tract 798, 8476 Kirkwood Drive, Los Angeles, California; Prepared by The J. Byer Group, Inc., Project Number JB 15001-Z, Report dated August 13, 1991 and Addendum dated February 21, 1992, April 16, 1998 and January 18, 2002.

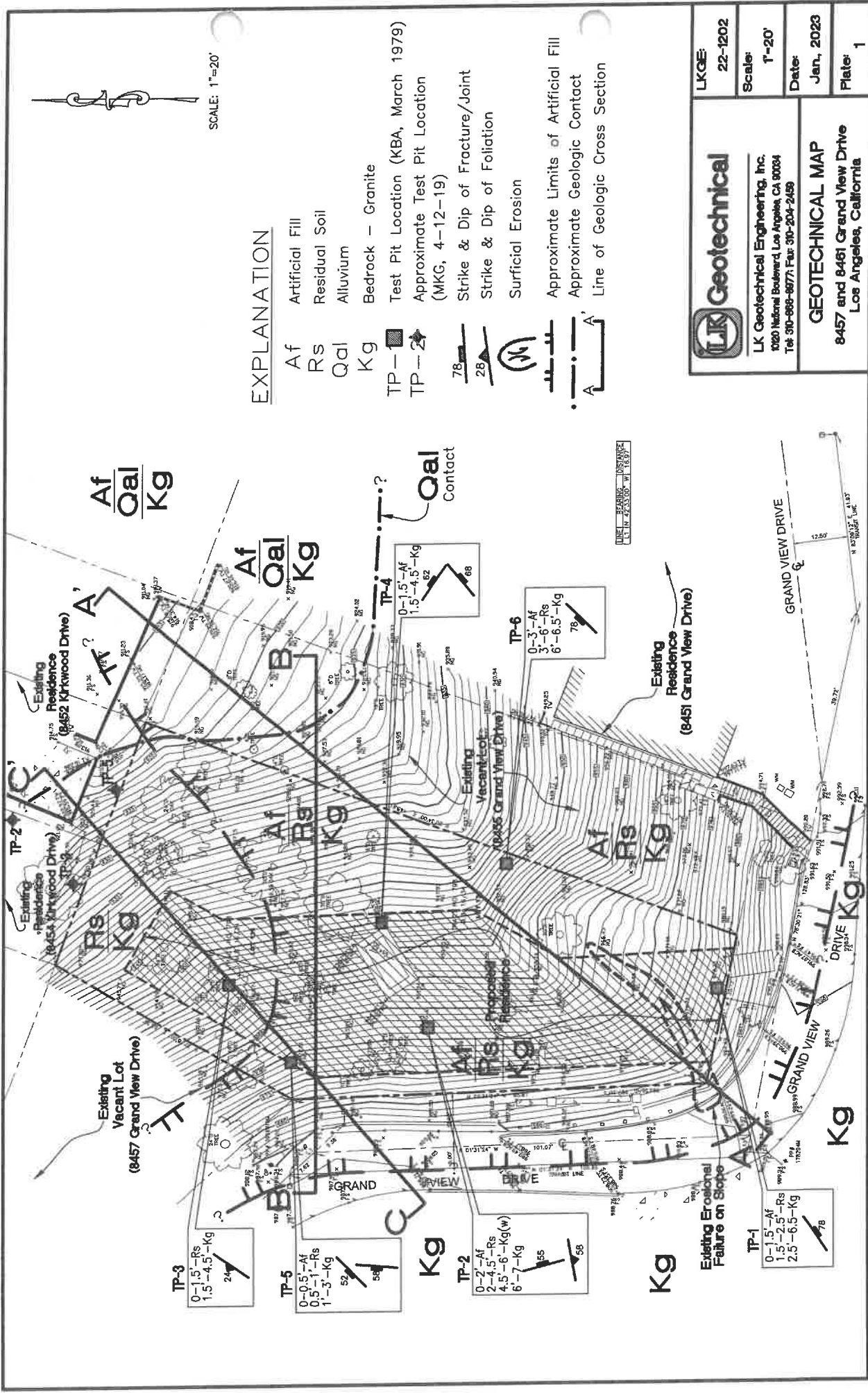
City of Los Angeles, Department of Building and Safety, Grading Division, Review and Approval Letters for Lot 137, Tract 798, 8476 Kirkwood Drive, Los Angeles, California; Letters dated November 21, 1991, March 18, 1992 (Log No. 27789) and October 14, 1998 (Log No. 25894).

### **8504 and 8506 Oak Court**

Geologic and Soils Engineering Investigation, Proposed Single Family Residence, Addition and Impact Wall, Lot 377 and 378, Tract 798, 8504 and 8506 Oak Court, Los Angeles, California; Prepared by Kovacs-Byer and Associates, Inc., KB 3853-G, Report dated May 10, 1978.  
City of Los Angeles, Department of Building and Safety, Grading Division, Approval Letter for Lot 377 and 378, Tract 798, 8504 and 8506 Oak Court, Los Angeles, California; Letter dated November 20, 1978.

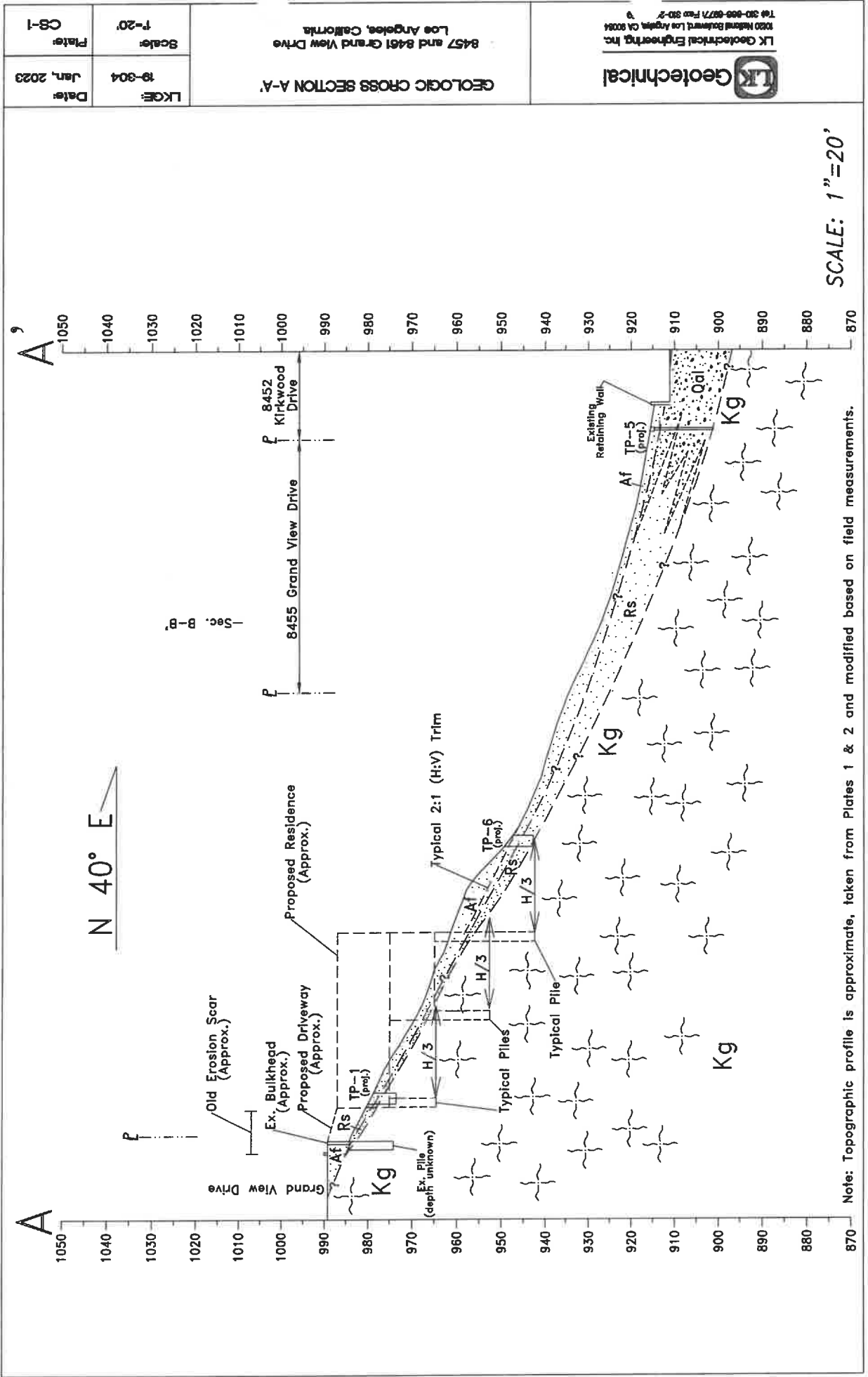


# PLATES



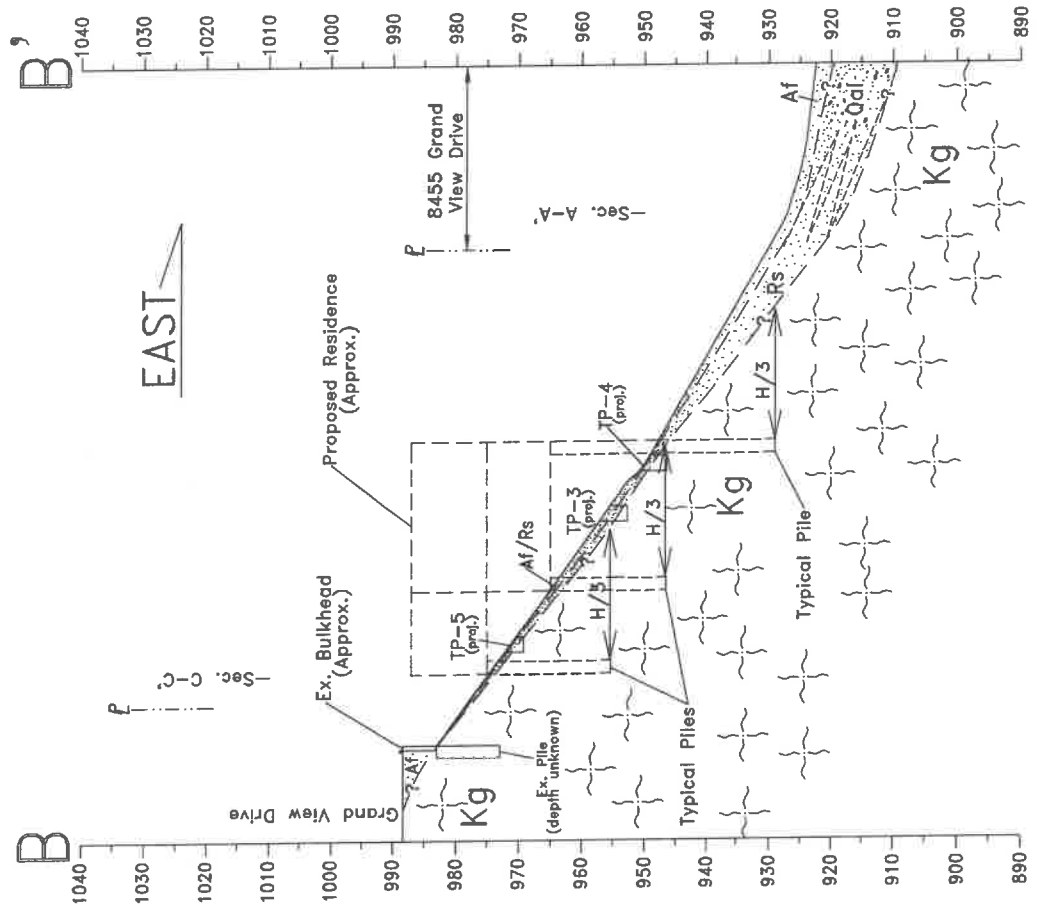
	LKGE:	22-1202
	Scale:	1"-20'
LK Geotechnical Engineering, Inc. 9020 National Boulevard, Los Angeles, CA 90004 Tel: 310-668-6677; Fax: 310-204-2459	Date:	Jan, 2023
	Plate:	1
<b>GEOTECHNICAL MAP</b> 8457 and 8461 Grand View Drive Los Angeles, California		



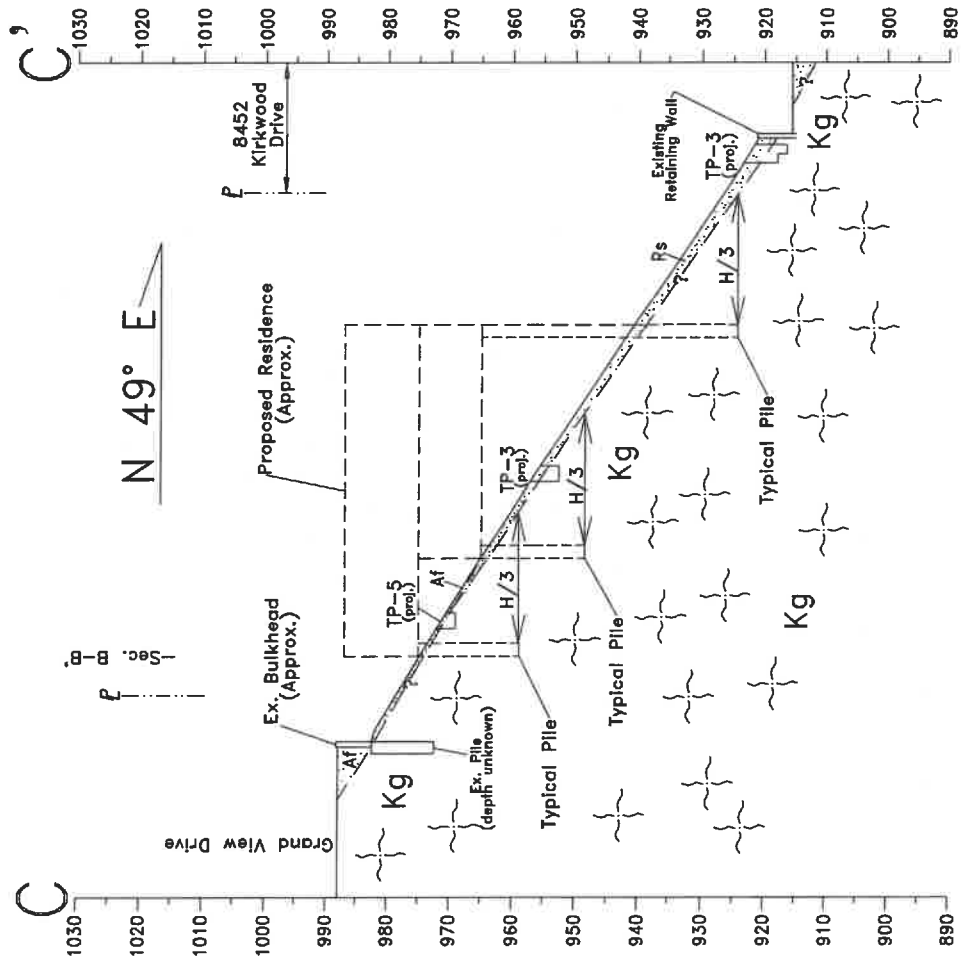


Note: Topographic profile is approximate, taken from Plates 1 & 2 and modified based on field measurements.

SCALE: 1"=20'



Note: Topographic profile is approximate, taken from Plates 1 & 2 and modified based on field measurements.



SCALE: 1"=20'

Note: Topographic profile is approximate, taken from Plates 1 & 2 and modified based on field measurements.



## **Appendix A**

### **Engineering Calculations and Design Details**

#### **List of Plates**

<b>Plate No.</b>	<b>Plate Name</b>
SW-1	Earth Pressures for Shoring
RW-1 thru RW-3	Earth Pressures for Retaining Wall
RWD-1	Typical Retaining Wall Backfill & Subdrain Detail

## Earth Pressure Analyses: General Limit Equilibrium (GLE) - Trial Wedge Method

### Shoring Wall Parameters

Height of wall,  $H = 10.0$  feet  
 Angle of back slope,  $\beta = 0.0$  degrees

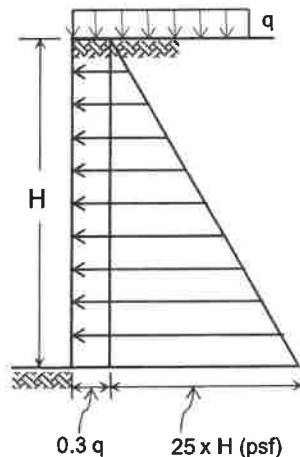
### Soil Parameters

Unit weight,  $\gamma = 130.0$  pcf

Condition	Shear Strength Used	Cohesion $C$ (psf)	Friction angle $\phi$ (deg)	Factor of Safety, F.S.	Design Cohesion $C_d$ (psf)	Design Friction angle $\phi_d$ (deg)
Static	Ultimate	940.0	40.0	1.25	752.0	33.9

Failure plane angle (deg)	Assumed tension crack (ft)	Failure plane length (ft)	Weight of soil wedge (lb/ft)	Active Force, $P_A$ (lb/ft)	Active EFW, $P_A$ (pcf)
42	5.0	7.5	5414.2	-3939.7	-78.8
44	5.0	7.2	5048.2	-3663.5	-73.3
46	5.0	7.0	4707.7	-3427.3	-68.5
48	5.0	6.7	4389.5	-3227.1	-64.5
50	5.0	6.5	4090.6	-3059.4	-61.2
52	5.0	6.3	3808.8	-2921.7	-58.4
54	5.0	6.2	3541.9	-2811.7	-56.2
56	5.0	6.0	3288.2	-2728.0	-54.6
58	5.0	5.9	3046.2	-2669.2	-53.4
60	5.0	5.8	2814.6	-2634.6	-52.7
62	5.0	5.7	2592.1	-2623.6	-52.5
64	5.0	5.6	2377.7	-2636.0	-52.7
66	5.0	5.5	2170.5	-2672.2	-53.4
68	5.0	5.4	1969.6	-2732.6	-54.7
70	5.0	5.3	1774.4	-2817.9	-56.4
72	5.0	5.3	1584.0	-2929.6	-58.6

### Cantilevered Shoring



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## EARTH PRESSURES FOR SHORING WALL

8461 Grand View Drive  
 Los Angeles, California

DATE:	Jan. 2023	PROJECT#	22-1202	PLATE	SW-1
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# Earth Pressure Analyses: General Limit Equilibrium (GLE) - Trial Wedge Method

## Retaining Wall Parameters

Height of wall,  $H = 10.0$  feet  
 Angle of back slope,  $\beta = 0.0$  degrees

## Ground Motion Parameters

$PGA_M = 1.087$  g  
 $k_h = PGA_M/3 = 0.362$

## Soil Parameters

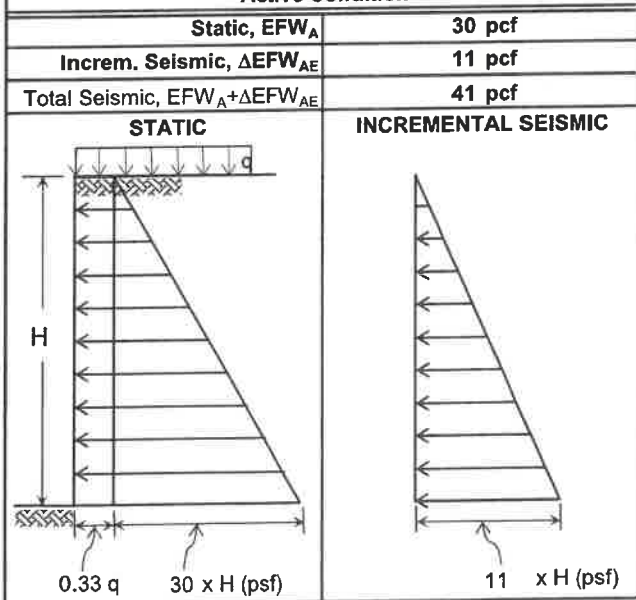
Unit weight,  $\gamma = 130.0$  pcf bedrock

Condition	Shear Strength Used	Cohesion C (psf)	Friction angle $\phi$ (deg)	Factor of Safety, F.S.	Design Cohesion $C_d$ (psf)	Design Friction angle $\phi_d$ (deg)
Static	Ultimate	940.0	40.0	1.50	626.7	29.2
Seismic	Ultimate	940.0	40.0	1.00	940.0	40.0

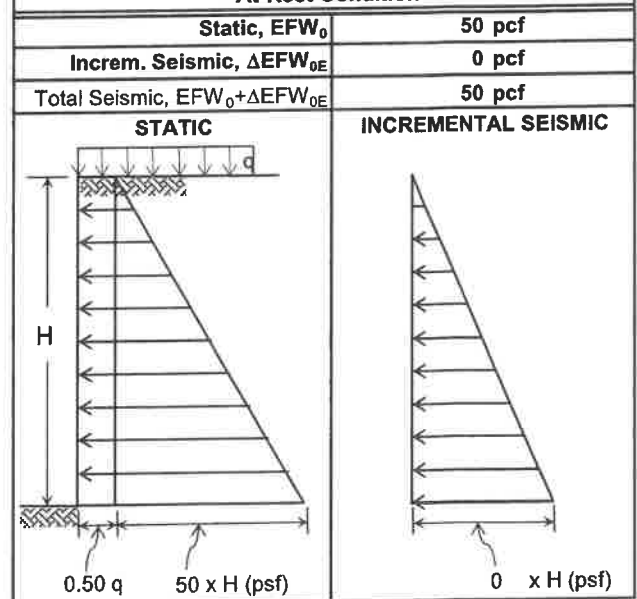
Failure plane angle (deg)	Assumed tension crack (ft)	Failure plane length (ft)	Weight of soil wedge (lb/ft)	Active Force, $P_A$ (lb/ft)	Active EFW, $EFW_A$ (pcf)	Failure plane angle (deg)	Total Seismic Force, $P_E$ (lb/ft)	Total Seismic EFW, $EFW_E$ (pcf)
44	5.0	7.2	5048.2	-2739.5	-54.8	44	-3013.5	-60.3
46	5.0	7.0	4707.7	-2551.2	-51.0	46	-2832.2	-56.6
48	5.0	6.7	4389.5	-2394.2	-47.9	48	-2685.1	-53.7
50	5.0	6.5	4090.6	-2266.0	-45.3	50	-2569.1	-51.4
52	5.0	6.3	3808.8	-2164.4	-43.3	52	-2481.4	-49.6
54	5.0	6.2	3541.9	-2087.9	-41.8	54	-2420.2	-48.4
56	5.0	6.0	3288.2	-2035.3	-40.7	56	-2383.6	-47.7
58	5.0	5.9	3046.2	-2005.8	-40.1	58	-2370.5	-47.4
60	5.0	5.8	2814.6	-1998.9	-40.0	60	-2380.0	-47.6
62	5.0	5.7	2592.1	-2014.5	-40.3	62	-2411.5	-48.2
64	5.0	5.6	2377.7	-2053.0	-41.1	64	-2464.8	-49.3
66	5.0	5.5	2170.5	-2114.8	-42.3	66	-2539.9	-50.8
68	5.0	5.4	1969.6	-2200.8	-44.0	68	-2637.0	-52.7
70	5.0	5.3	1774.4	-2312.5	-46.3	70	-2756.9	-55.1
72	5.0	5.3	1584.0	-2451.7	-49.0	72	-2900.3	-58.0
74	5.0	5.2	1397.9	-2620.5	-52.4	74	-3068.5	-61.4

For seismic design, use Total Seismic Pressure EFW = 41.0

## Active Condition



## At-Rest Condition



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## EARTH PRESSURES FOR RETAINING WALL

With Level Backslope

8461 Grand View Drive  
 Los Angeles, California

DATE:	Jan. 2023	PROJECT#	22-1202	PLATE	RW-1
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# Earth Pressure Analyses: General Limit Equilibrium (GLE) - Trial Wedge Method

## Retaining Wall Parameters

Height of wall,  $H = 10.0$  feet  
 Angle of back slope,  $\beta = 26.0$  degrees

## Ground Motion Parameters

$PGA_M = 1.087$  g  
 $k_h = PGA_M/3 = 0.362$

## Soil Parameters

Unit weight,  $\gamma = 130.0$  pcf

Condition	Shear Strength Used	Cohesion C (psf)	Friction angle $\phi$ (deg)	Factor of Safety, F.S.	Design Cohesion $C_d$ (psf)	Design Friction angle $\phi_d$ (deg)
Static	Ultimate	940.0	40.0	1.50	626.7	29.2
Seismic	Ultimate	940.0	40.0	1.00	940.0	40.0

Failure plane angle (deg)	Assumed tension crack (ft)	Failure plane length (ft)	Weight of soil wedge (lb/ft)	Active Force, $P_A$ (lb/ft)	Active EFW <sub>A</sub> (pcf)	Failure plane angle (deg)	Total Seismic Force, $P_E$ (lb/ft)	Total Seismic EFW <sub>E</sub> (pcf)
42	5.0	16.3	11813.3	-6464.2	-129.3	42	-7054.4	-141.1
44	5.0	14.5	10199.7	-5535.1	-110.7	44	-6088.7	-121.8
46	5.0	13.1	8899.3	-4822.6	-96.5	46	-5353.8	-107.1
48	5.0	12.0	7826.5	-4268.9	-85.4	48	-4787.6	-95.8
50	5.0	11.0	6924.5	-3835.8	-76.7	50	-4348.8	-87.0
52	5.0	10.3	6153.7	-3497.0	-69.9	52	-4009.2	-80.2
54	5.0	9.6	5485.9	-3233.9	-64.7	54	-3748.4	-75.0
56	5.0	9.0	4900.3	-3033.1	-60.7	56	-3552.2	-71.0
58	5.0	8.5	4381.6	-2885.0	-57.7	58	-3409.6	-68.2
60	5.0	8.0	3917.8	-2782.4	-55.6	60	-3312.8	-66.3
62	5.0	7.6	3499.7	-2719.9	-54.4	62	-3255.8	-65.1
64	5.0	7.3	3119.9	-2693.8	-53.9	64	-3234.1	-64.7
66	5.0	7.0	2772.6	-2701.4	-54.0	66	-3244.4	-64.9
68	5.0	6.7	2453.0	-2741.0	-54.8	68	-3284.2	-65.7
70	5.0	6.5	2157.3	-2811.7	-56.2	70	-3351.9	-67.0
72	5.0	6.2	1882.3	-2913.3	-58.3	72	-3446.5	-68.9
For seismic design, use Total Seismic Pressure EFW =								59.0

## Active Condition

Static, EFW <sub>A</sub>	43 pcf
Increm. Seismic, $\Delta EFW_{AE}$	16 pcf
Total Seismic, $EFW_A + \Delta EFW_{AE}$	59 pcf

**STATIC**

0.33 q    43 x H (psf)

**INCREMENTAL SEISMIC**

16 x H (psf)



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## EARTH PRESSURES FOR RETAINING WALL

With 2H:1V Backslope

8461 Grand View Drive

Los Angeles, California

DATE:	Jan. 2023	PROJECT#	22-1202	PLATE	RW-2
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# Earth Pressure Analyses: General Limit Equilibrium (GLE) - Trial Wedge Method

## Retaining Wall Parameters

Height of wall,  $H = 10.0$  feet  
 Angle of back slope,  $\beta = 33.0$  degrees

## Ground Motion Parameters

$PGA_M = 1.087$  g  
 $k_h = PGA_M/3 = 0.362$

## Soil Parameters

Unit weight,  $\gamma = 130.0$  pcf

Condition	Shear Strength Used	Cohesion C (psf)	Friction angle $\phi$ (deg)	Factor of Safety, F.S.	Design Cohesion $C_d$ (psf)	Design Friction angle $\phi_d$ (deg)
Static	Ultimate	940.0	40.0	1.50	626.7	29.2
Seismic	Ultimate	940.0	40.0	1.00	940.0	40.0

Failure plane angle (deg)	Assumed tension crack (ft)	Failure plane length (ft)	Weight of soil wedge (lb/ft)	Active Force, $P_A$ (lb/ft)	Active EFW, $EFW_A$ (pcf)	Failure plane angle (deg)	Total Seismic Force, $P_E$ (lb/ft)	Total Seismic EFW, $EFW_E$ (pcf)
42	5.0	26.8	19422.6	-10628.0	-212.6	42	-11598.4	-232.0
44	5.0	22.0	15413.5	-8364.5	-167.3	44	-9201.0	-184.0
46	5.0	18.6	12625.5	-6841.9	-136.8	46	-7595.5	-151.9
48	5.0	16.2	10570.1	-5765.4	-115.3	48	-6465.9	-129.3
50	5.0	14.3	8988.7	-4979.3	-99.6	50	-5645.3	-112.9
52	5.0	12.9	7731.5	-4393.6	-87.9	52	-5037.1	-100.7
54	5.0	11.7	6705.9	-3953.1	-79.1	54	-4582.1	-91.6
56	5.0	10.7	5851.3	-3621.7	-72.4	56	-4241.5	-84.8
58	5.0	9.9	5126.6	-3375.5	-67.5	58	-3989.3	-79.8
60	5.0	9.2	4502.9	-3197.9	-64.0	60	-3807.6	-76.2
62	5.0	8.6	3959.2	-3077.0	-61.5	62	-3683.3	-73.7
64	5.0	8.1	3479.9	-3004.7	-60.1	64	-3607.4	-72.1
66	5.0	7.7	3053.3	-2974.9	-59.5	66	-3572.9	-71.5
68	5.0	7.3	2670.2	-2983.7	-59.7	68	-3575.0	-71.5
70	5.0	7.0	2323.6	-3028.3	-60.6	70	-3610.2	-72.2
72	5.0	6.7	2007.6	-3107.3	-62.1	72	-3675.9	-73.5
For seismic design, use Total Seismic Pressure EFW =								75.0

## Active Condition

Static, $EFW_A$	55 pcf
Inc. Seismic, $\Delta EFW_{AE}$	20 pcf
Total Seismic, $EFW_A + \Delta EFW_{AE}$	75 pcf

**STATIC**

0.33 q    55 x H (psf)

**INCREMENTAL SEISMIC**

20 x H (psf)



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## EARTH PRESSURES FOR RETAINING WALL

With 1.5H:1V Backslope

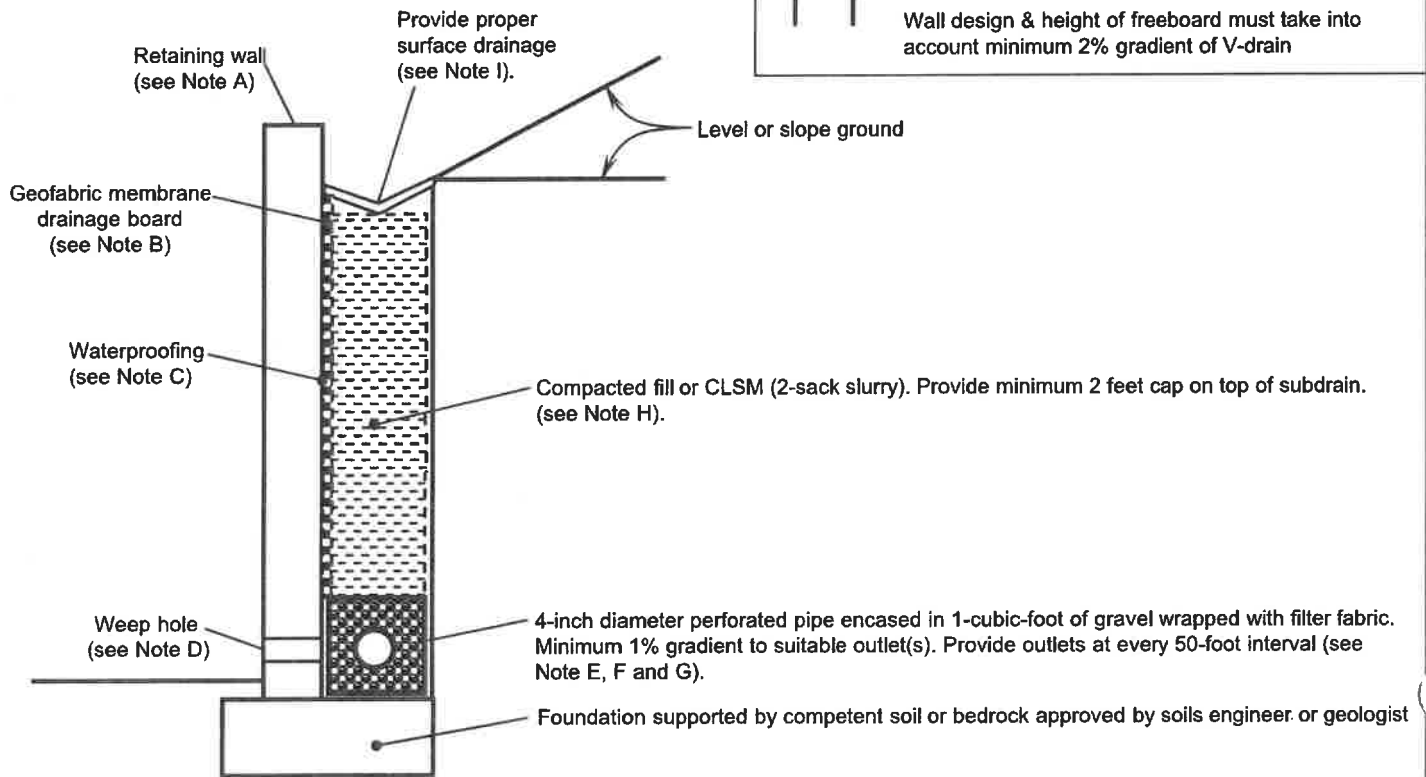
8461 Grand View Drive

Los Angeles, California

DATE:	Jan. 2023	PROJECT#	22-1202	PLATE	RW-3
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## RETAINING WALL SUBDRAIN & BACKFILL DETAIL



### General Notes:

- A. Retaining wall plans should be reviewed and approved by the soils engineer.
- B. Geofabric membrane drainage board (MiraDrain or equivalent) or a blanket of gravel should be installed behind the wall.
- C. Waterproofing should be provided where moisture intrusion through the wall is undesirable. Waterproofing of the wall is not under purview of the soils engineer or geologist.
- D. Weepholes should be minimum 3-inches in diameter and provided at 10-foot maximum intervals. If exposure is permitted, weepholes should be located 6- to 12-inches above finished grade. If exposure is not permitted, a solid pipe under the sidewalk or slab discharge through the curb face or equivalent should be provided. For a basement type of retaining wall, a proper subdrain outlet system should be provided.
- E. Subdrain should consist of 4-inch diameter perforated PVC pipe encased in minimum 1-cubic-foot per linear foot of 3/4-inch gravel wrapped with filter fabric (Mirafi 140NC or approved equivalent). As an alternative, subdrain could consist of 4-inch diameter perforated PVC pipe wrapped with filter sock encased in minimum 1-cubic-foot per linear foot of Caltrans Class 2 permeable base.
- F. Subdrain perforated PVC pipe should be SDR 35, Schedule 40 or approved equivalent. Pipe should be installed with perforations pointing down. Perforations should be 3/8-inches in diameter placed at the ends of a 120-degree arc in two rows at 3-inches on center (staggered).
- G. Outlet portion of subdrain should have a 4-inch diameter solid pipe discharged into a suitable disposal area designed by the project civil engineer. The subdrain outlet pipe should be accessible for maintenance and must remain clear at all time.
- H. All man-made fill shall be compacted to a minimum 90% of the maximum dry density determined per ASTM D1557. All placement and compaction should be observed and verified by our field representative.
- I. All drains should be sloped at a minimum 1 percent gradient to suitable disposal area designed by the project civil engineer.
- J. Other subdrain and backfill options are subject to review by the soils engineer and governing municipal agency.



**Geotechnical**

LK Geotechnical Engineering, Inc.  
10120 National Blvd., Los Angeles, CA 90034  
Tel: 310.866.8977; Fax: 310.204.2459

## TYPICAL RETAINING WALL SUBDRAIN & BACKFILL DETAIL

Plate RWD-1



January 27, 2023  
LKGE Project No. 22-1202

**Appendix B**  
**Referenced Logs, Shear Data & LADBS Approval Letter**

April 3, 1979  
KB 4677-G

TABLE I  
LOG OF TEST PITS

<u>Pit Number</u>	<u>Depth (Feet)</u>	<u>Description</u>
1	0 - 1½	<u>FILL</u> : Clayey Sand and Gravel, dark brown, very moist, slightly dense
	1½ - 2½	<u>SOIL</u> : Clayey Sand, brown to dark brown, moist, medium dense, contains rootlets
	2½ - 6½	<u>BEDROCK</u> : Granite, red-brown, moist, slightly to moderately hard, massive, moderately fractured, moderately to very weathered, increasingly competent with depth  End at 6½ feet; No Water; No Caving; Fill to 1½ feet JOINT: N55E; 70SE
2	0 - 2	<u>FILL</u> : Clayey Sand and Gravel, dark brown, moist, slightly dense, contains cobbles of Granite
	2 - 2½	<u>SOIL</u> : Clayey Sand, brown to dark brown, moist, medium dense, contains rootlets
	2½ - 4½	mixture of Clayey Sand and Bedrock fragments, moist, slightly to medium dense
	4½ - 6	<u>WEATHERED BEDROCK</u> : Granite, red-brown, moist, massive, very weathered
	6 - 7	<u>BEDROCK</u> : Granite, red-brown, moist, slightly to moderately hard, massive, moderately fractured, moderately to very weathered, contains Quartz Dike  End at 7 feet; No Water; No Caving; Fill to 2 feet FOLIATION: N80E; 58SE (Quartz Dike) JOINT: N15W; 55NE

(Continued)

Ref: KBA, 4-3-79

**ENGINEERING GEOLOGY / SOILS & FOUNDATION ENGINEERING**

11430 VENTURA BLVD., STUDIO CITY, CALIFORNIA 91604 (213) 660-0825 (LA) 577-2757

April 3, 1979

CB 4677-G

Page 2

TABLE I - LOG OF TEST PITS (Continued)

<u>Pit Number</u>	<u>Depth (Feet)</u>	<u>Description</u>
3	0 - 1½	SOIL: Silty Sand and Gravel, brown, moist, medium dense to dense, contains rootlets
	1½ - 4½	BEDROCK: Granite, red-brown, moist, slightly to moderately hard, massive, moderately fractured, moderately to very weathered
		End at 4½ feet; No Water; No Caving; No Fill FOLIATION: N35E: 24NW (Quartz Dike)
4	0 - 1½	SOIL: Silty Sand and Gravel, brown, moist, medium dense to dense, contains rootlets; contact dips 60 degrees downhill
	1½ - 4½	BEDROCK: Granite, red-brown, moist, slightly to moderately hard, massive, moderately fractured, moderately to very weathered
		End at 4½ feet; No Water; No Caving; No Fill JOINTS: N50E; 68SE N55W; 82NE
5	0 - 4	<u>FILL</u> : Clayey Sand and Gravel, light brown, moist, medium dense
	4 - 1	SOIL: Gravely, Clayey Sand, brown, slightly moist, medium dense
	1 - 3	BEDROCK: Granite, red-brown, massive, moderately hard, moderately weathered; upper 1 foot very weathered
		End at 3 feet; No Water; No Caving; Fill to 4 foot JOINT: N45E; 58NW

Ref: KBA, 4-3-79 (Continued)

ENGINEERING GEOLOGY / SOILS & FOUNDATION ENGINEERING

11430 VENTURA BLVD., STUDIO CITY, CALIFORNIA 91604 (213) 980-0825 (LA) 877-2757

April 3, 1979

KB 4677-G

Page 3

TABLE 1 - LOG OF TEST PITS (Continued)

<u>Pit Number</u>	<u>Depth (Feet)</u>	<u>Description</u>
6	0 - 3	<u>FILL</u> : Silty Sand with Clay, dark brown, moist, medium dense to dense
	3 - 6	<u>SOIL</u> : Clayey Sand, brown, moist, dense, contains Gravel
	6 - 6½	<u>BEDROCK</u> : Granite, red-brown, moist, slightly to moderately hard, massive, moderately fractured, moderately to very weathered
		End at 6½ feet; No Water; No Caving; Fill to 3 feet JOINT: N45E; 78NW

NOTE: The stratification depths represent the approximate boundary  
between earth types; the transition may be gradual.

Ref: KBA, 4-3-79

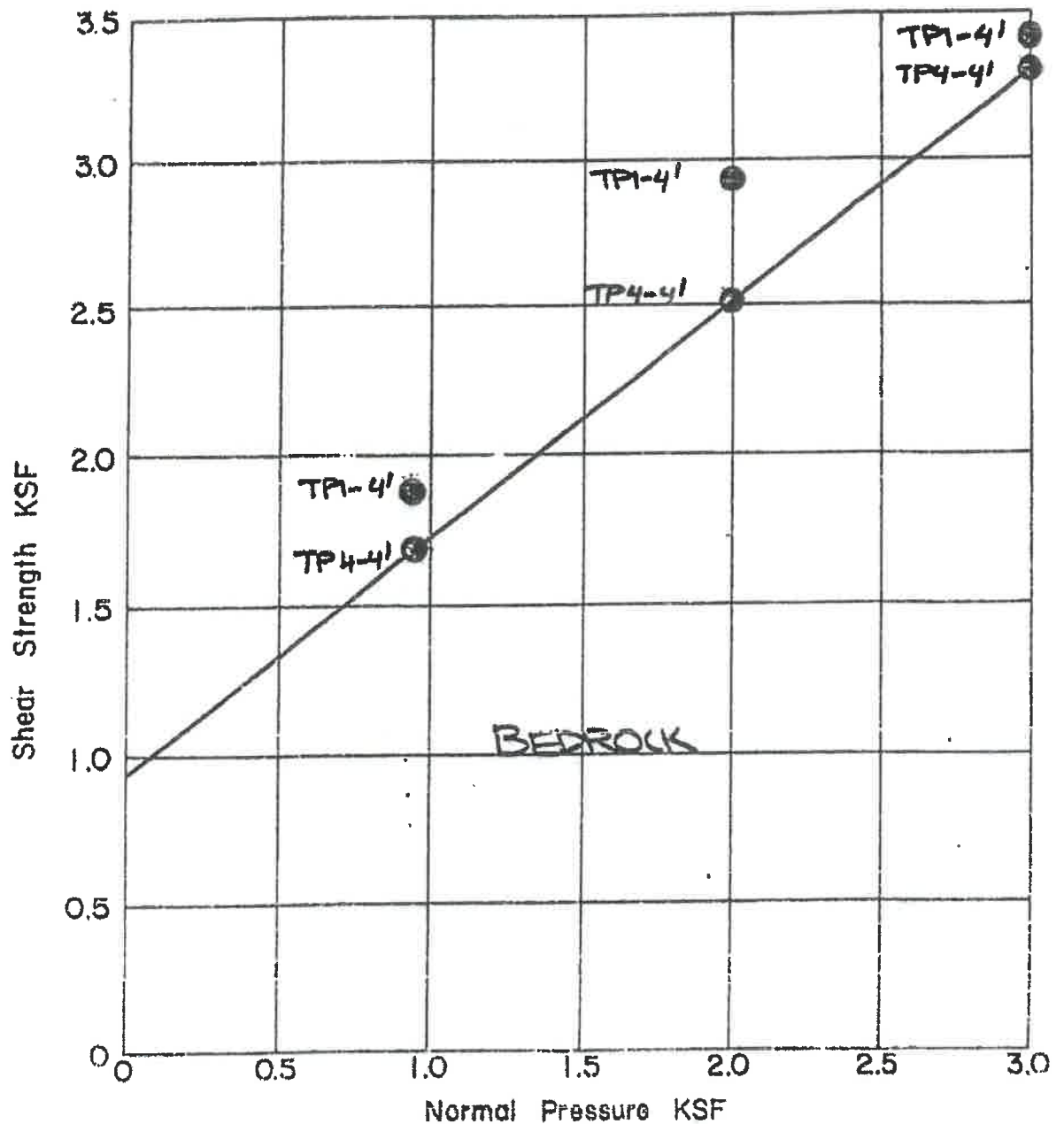
**ENGINEERING GEOLOGY / SOILS & FOUNDATION ENGINEERING**

11430 VENTURA BLVD., STUDIO CITY, CALIFORNIA 91604

(213) 980-0825 (LA) 877-2757

# SHEAR TEST DIAGRAM

Project GGG KB 4677-9



- Direct Shear at Field Moisture
- ⊗ Direct Shear, Saturated
- Unconfined Compression Test
- ⊕ Vane Shear Test
- Penetrometer

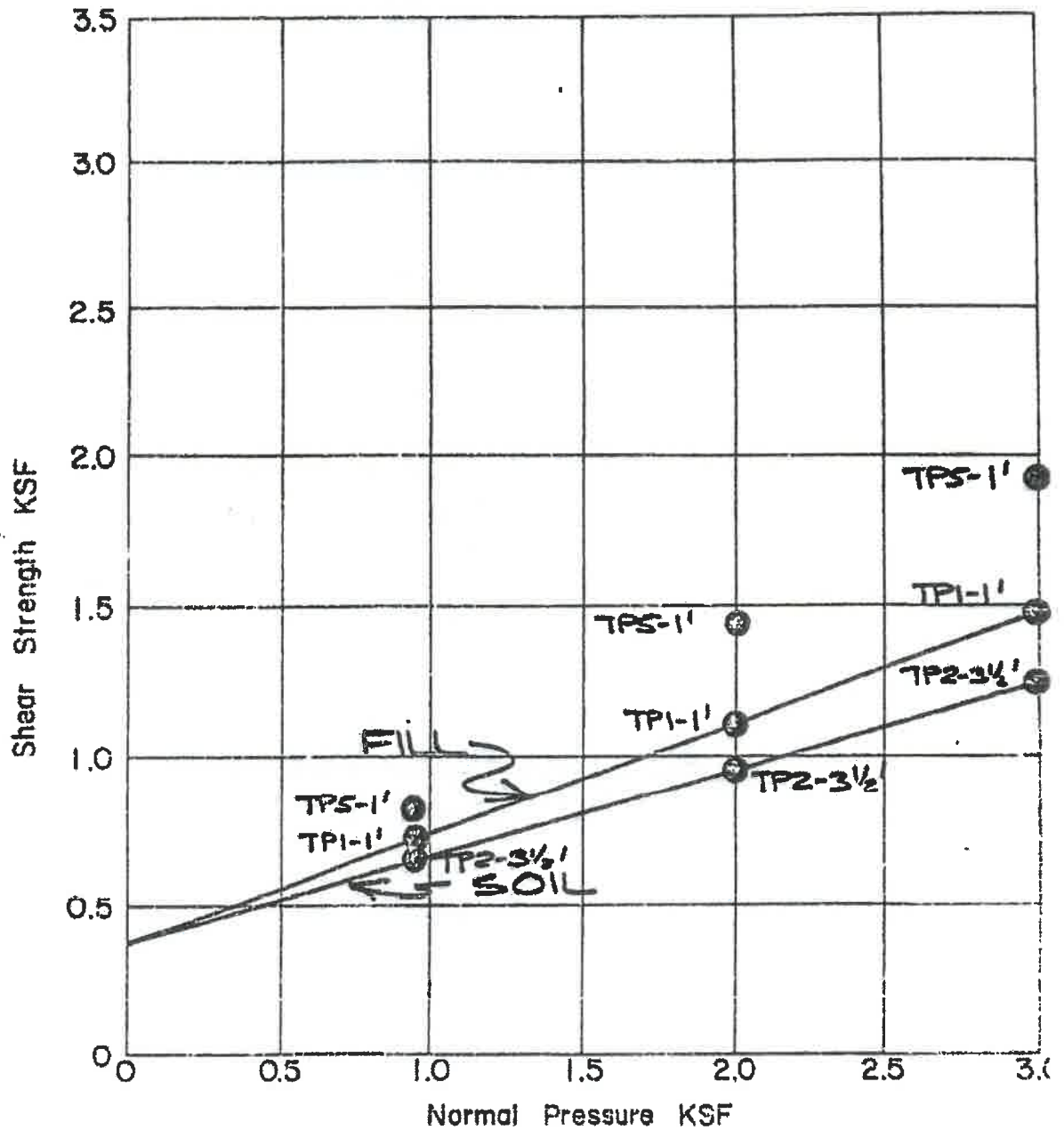
Ref: 4/3/79

KOVACS - BYER and ASSOCIATES Inc.

PLATE B-1

# SHEAR TEST DIAGRAM

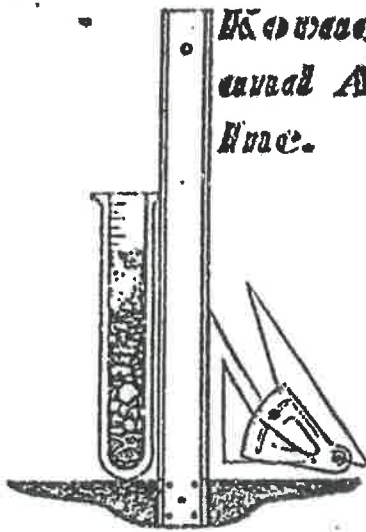
Project 666 KB 4677-6



Ref: 4/3/79



Ref: 6-19-87



**Kovacs-Byer  
and Associates  
Inc.**

**NOTICE OF FIELD OBSERVATION**

DATE

4/27/81

KB

4677

DATE OF PRELIMINARY REPORT

LOCATION 6481 OAK ST L.A.

CLIENT

G.G.C.

SITE VISIT REQUESTED BY

B GANNES

WE HAVE OBSERVED THE

TWELVE CASSONS FOUND TO  
THE REQUIRED DEPTH INTO BEDROCK

THE TWELVE CASSONS (SEE APPROVED PLANS FOR LOCATION ARE)

APPROVED

DISAPPROVED

SEE BELOW

CASSON#	REQUIRED DEPTH	COMMENTS	TOTAL DEPTH	DEPTH OF FILLING
F-5	30"		10'	3'
F-6	38"		13'	6'
F-5	30"		10'	4'
F-6	38"		12'6"	4'
F-7	34"		13'6"	7'
F-7	34"		14'	6'
F-8	30"		12'	7'
F-8	30"		16'	12'
B-2	46"		8'	3'
B-3	46"		8 1/2'	3 1/2"
C-2	46"		8 1/2'	3 1/2"
C-3	46"		9'	3 1/2"

FOR KOVACS-BYER AND ASSOCIATES, INC.

HOURS (2-HOUR MINIMUM CHARGE)

**ENGINEERING GEOLOGY / SOILS & FOUNDATION ENGINEERING**

11430 VENTURA BLVD., STUDIO CITY, CALIFORNIA 91604

(213) 980-0825 (LA) 877-2757



VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ



ERIC GARCETTI  
MAYOR

FRANK BUSH  
GENERAL MANAGER

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

## GEOLOGY AND SOILS REPORT APPROVAL LETTER

December 16, 2016

LOG # 90897-01  
SOILS/GEOLOGY FILE - 2  
LAN

Mr. Shane Patel  
111 S. Kings Road, #PH1  
Los Angeles, CA 90048

TRACT: 798  
LOT(S): 134 & 135  
LOCATION: 8457 & 8461 W. Grand View Drive

<u>CURRENT REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>No.</u>	<u>DATE(S) OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Addendum Report	G15-017/1	09/01/2016	Garcrest Engineering
<u>PREVIOUS REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>No.</u>	<u>DATE(S) OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Dept. Correction Letter	90897	12/04/2015	LADBS
Update Report	G15-017/1	11/09/2015	Garcrest Engineering
Dept. Approval Letter	41648	11/17/2003	LADBS
Update Report	JB 19581-Z	10/09/2003	J. Byer Group, Inc.
Dept. Approval Letter	--	05/14/1979	LADBS
Geology/Soils Report	KB 4677-G	04/03/1979	Kovacs-Byer & Assoc.

The Grading Division of the Department of Building and Safety has reviewed the referenced report providing recommendations for the proposed two-story residence with garage and deck (three stories total). Retaining walls ranging up to 10 feet in height are proposed to support the adjacent street and the lower floor levels. The subject site is currently vacant and consists of a descending slope. The slope descends about 70 feet in height at a slope gradient of about 1(:1 to locally 1:1 (H:V). No additional subsurface exploration or laboratory testing had been performed. The earth materials at the referenced subsurface exploration locations consist of up to 2 feet of uncertified fill underlain by soil and granite bedrock. The consultants recommend to support the proposed structures on drilled-pile foundations bearing on competent bedrock.

The subject property was initially explored by Kovacs-Byer & Associates (KBA) in 1979 to address a new residence. Six test pits were excavated on the site and generally encountered fill and soil over granite bedrock. The report was reviewed by the Department and conditionally approved in a letter dated 05/14/1979. Construction of the foundations had begun. However, the

project was terminated and the residence was not completed. Only the foundations had been constructed.

Subsequently, the J. Byer Group, Inc. (JBG) produced an updated report in 2003 to address the development of a new residence. JBG reported that the previous foundations per the KBA report remained on the site and were exposed on the slope. The new residence was to be supported on new foundations and the existing foundations were not to be used. The report was reviewed by the Department and conditionally approved in a letter dated 11/17/2003, Log # 41648. Construction of the residence had not begun and no construction on the site had been performed since the previous foundations under KBA.

Engineering analyses provided by Garcrest Engineering is based on field and laboratory testing performed by Kovacs-Byer & Associates/ J. Byer Group, Inc. Garcrest Engineering is accepting responsibility for use of the data in accordance to Code section 91.7008.5 of LABC.

The site is located in a designated seismically induced landslide hazard zone as shown on the Seismic Hazard Zones map issued by the State of California. The above reports include an acceptable seismic slope stability analysis and the requirements of the 2014 City of Los Angeles Building Code have been satisfied.

The referenced reports are acceptable, provided the following conditions are complied with during site development:

(Note: Numbers in parenthesis ( ) refer to applicable sections of the 2014 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. Approval shall be obtained from the Department of Public Works, Bureau of Engineering, Constituent Service Division for the proposed removal of support and/or retaining of slopes adjoining to public way. (3307.3.2)

201 N. Figueroa Street 3rd Floor, LA (213) 482-7045

2. The geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans that clearly indicates the geologist and soils engineer have reviewed the plans prepared by the design engineer and that the plans include the recommendations contained in their reports. (7006.1)
3. All recommendations of the reports that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
4. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans. Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit. (7006.1)
5. A grading permit shall be obtained for all structural fill and retaining wall backfill. (106.1.2)
6. All graded, brushed or bare slopes shall be planted with low-water consumption, native-type plant varieties to protect slopes against erosion. (7012)

7. All new graded slopes shall be no steeper than 2H:1V (7010.2 & 7011.2).
8. Prior to the issuance of any permit, an accurate volume determination shall be made and included in the final plans, with regard to the amount of earth material to be exported from the site. For grading involving import or export of more than 1000 cubic yards of earth materials within the grading hillside area, approval is required by the Board of Building and Safety. Application for approval of the haul route must be filed with the Board of Building and Safety Commission Office. Processing time for application is approximately 8 weeks to hearing plus 10-day appeal period.
9. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density (D1556). Placement of gravel in lieu of compacted fill is allowed only if complying with Section 91.7011.3 of the Code. (7011.3)
10. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill. (1809.2, 7011.3)
11. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction. (7013.12)
12. Grading shall be scheduled for completion prior to the start of the rainy season, or detailed temporary erosion control plans shall be filed in a manner satisfactory to the Grading Division of the Department and the Department of Public Works, Bureau of Engineering, B-Permit Section, for any grading work in excess of 200 cu yd. (7007.1)

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13. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the State Construction Safety Orders enforced by the State Division of Industrial Safety. (3301.1)
14. Excavations shall not remove lateral support from a public way, adjacent property or an existing structure. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)
15. Prior to the issuance of any permit which authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation. (3307.1)
16. Prior to the issuance of the permits, the soils engineer and the structural designer shall evaluate all applicable surcharge loads for the design of the retaining walls and shoring.
17. Unsurcharged temporary excavation may be cut vertical up to 4 feet. For excavations over 4 feet, the lower 4 feet may be cut vertically and the portion of the excavation above 4 feet

- shall be trimmed back at a gradient not exceeding 1:1 (horizontal to vertical), as recommended.
18. All foundations shall derive entire support from competent bedrock, as recommended and approved by the geologist and soils engineer by inspection.
  19. Foundations adjacent to a descending slope steeper than 3:1 (H:V) in gradient shall be a minimum distance of one-third the vertical height of the slope but need not exceed 40 feet measured horizontally from the footing bottom to the face of the slope (1808.7.2).
  20. Buildings adjacent to ascending slopes steeper than 3:1 (H:V) in gradient shall be set back from the toe of the slope a level distance equal to one-half the vertical height of the slope, but need not exceed 15 feet (1808.7.1).
  21. Pile caisson and/or isolated foundation ties are required by Code Sections 1809.13 and/or 1810.3.13. Exceptions and modification to this requirement are provided in Information Bulletin P/BC 2014-030.
  22. Pile and/or caisson shafts shall be designed for a lateral load of 1000 pounds per linear foot of shaft exposed to fill, soil and weathered bedrock. (P/BC 2014-050)
  23. The design passive pressure shall be neglected for a portion of the pile with a setback distance (horizontal set back) less than five feet from fill, soil or weathered bedrock contact plane with bedrock.
  24. When water over 3 inches in depth is present in drilled pile holes, a concrete mix with a strength of 1000 p.s.i. over the design p.s.i. shall be tremied from the bottom up; an admixture that reduces the problem of segregation of paste/aggregates and dilution of paste shall be included. (1808.8.3)
  25. Existing uncertified fill shall not be used for lateral support of deep foundation. (1810.2.1)
  26. Slabs placed on approved compacted fill shall be at least 3½ inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced maximum of 16 inches on center each way.
  27. The seismic design shall be based on a Site Class C as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check.
  28. Retaining walls shall be designed for the lateral earth pressures specified starting on page 11 of the 10/19/2003 report and page 3 of the 10/12/2016. Note: Where two separate stacked retaining walls (the upper wall surcharges the lower wall) are proposed, the lower of the two walls shall be designed for the combined height of the two walls. All surcharge loads shall be included into the design.
  29. Retaining walls higher than 6 feet shall be designed for lateral earth pressure due to earthquake motions as specified on page 3 of the 10/12/2016 report (1803.5.12).
  30. Retaining walls at the base of ascending slopes shall be provided with a minimum freeboard of 12 inches, as recommended.

31. The recommended equivalent fluid pressure (EFP) for the proposed retaining wall shall apply from the top of the freeboard to the bottom of the wall footing.
32. All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted to the street in an acceptable manner and in a non-erosive device. (7013.11)
33. With the exception of retaining walls designed for hydrostatic pressure, all retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall. Prior to issuance of any permit, the retaining wall subdrain system recommended in the soil report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record. (1805.4)
34. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector. (108.9)
35. Basement walls and floors shall be waterproofed/damp-proofed with an L.A. City approved "Below-grade" waterproofing/damp-proofing material with a research report number. (104.2.6)
36. Prefabricated drainage composites (Miradrain) (Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.
37. The structure shall be connected to the public sewer system. (P/BC 2014-027)
38. All roof and pad drainage shall be conducted to the street in an acceptable manner; water shall not be dispersed on to descending slopes without specific approval from the Grading Division and the consulting geologist and soils engineer. (7013.10)
39. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS. (7013.10)
40. Sprinkler plans for irrigation shall be submitted and approved by the Mechanical Plan Check Section (7012.3.1).
41. Any recommendations prepared by the geologist and/or the soils engineer for correction of geological hazards found during grading shall be submitted to the Grading Division of the Department for approval prior to utilization in the field. (7008.2, 7008.3)
42. The geologist and soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading. (7008 & 1705.6)
43. All friction pile or caisson drilling and installation shall be performed under the inspection and approval of the geologist and soils engineer. The geologist shall indicate the distance that friction piles or caissons penetrate into competent bedrock in a written field memorandum. (1803.5.5, 1704.9)
44. Prior to the pouring of concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. He/She shall post a notice on the job site for the LADBS Building Inspector and the Contractor stating that the work so inspected meets the conditions of the report, but that no concrete shall be poured until the City Building

Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)

45. Prior to excavation, an initial inspection shall be called with LADBS Inspector at which time sequence of construction, pile installation, protection fences and dust and traffic control will be scheduled. (108.9.1)
46. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. He/She shall post a notice on the job site for the City Grading Inspector and the Contractor stating that the soil inspected meets the conditions of the report, but that no fill shall be placed until the LADBS Grading Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included. (7011.3)

  
EDMOND LEE  
Engineering Geologist Associate II

  
YING LIU  
Geotechnical Engineer I

Log No. 90897-01  
213-482-0480

cc: Studio By Design, Applicant  
Garcrest Engineering, Project Consultant  
LA District Office



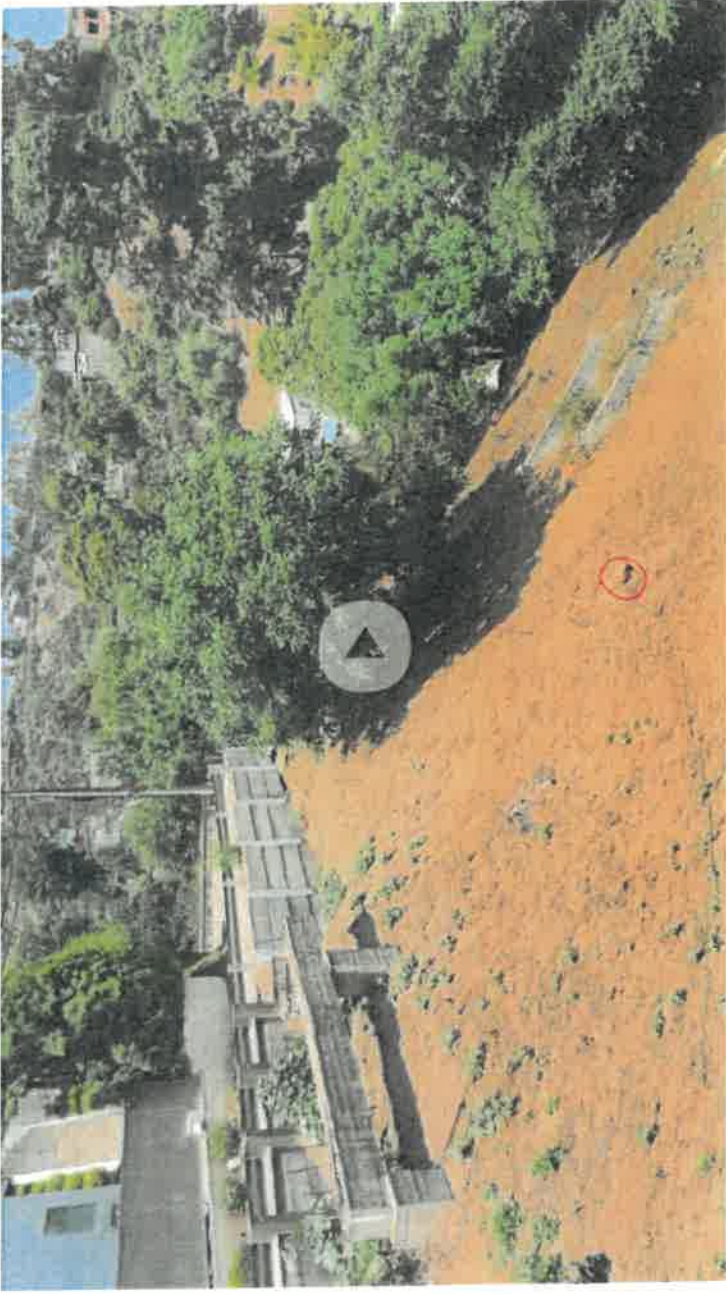


Exhibit 8

8





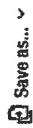


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Sign up



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IMG\_5326.MOV

00:05 / 05:12



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UFD Notes

7 trees. Map provided to contractor by owner.

Orange & Pink as per UFD's tree removal Application Requirements









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Quality • Efficiency • Effectiveness

**APPLICATION FOR A  
TREE REMOVAL PERMIT**  
CITY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS

**BUREAU OF STREET SERVICES  
URBAN FORESTRY DIVISION**

1149 S. BROADWAY, SUITE 400, LOS ANGELES, CA 90015  
TEL: 213.847.3077

CD 4 / NC / MD 108

You **MUST** first call (800) 996-2489 to obtain a Service Request Number (Application #): 1-958556071  
(AVERAGE PROCESSING TIME IS 90-120 DAYS) Application Number

Property Address: 8457-8461 Grand View Drive LA CA 90046  
(Print Clearly) Number Street Name City State Zip Code

Property Owner's Name: Sachin Patel  
First Last

Property Owner's Contact Information: 310-779-4554 sp0424@gmail.com  
Tel. No. Including Area Code Email Address

Total number of tree(s): 2 and specific reason for tree removal New SFR Construction  
(Damaged sidewalk, driveway installation, street widening, City Planning c

tree in proposed foot print of the structure or dead tree. If it is a sewer line replacement issue, a sewer connection permit from the Bureau of Public Works Engineering is required.)

Property Owner's Representative/Agent: N/A (Owner)  
First Last

Company Name: \_\_\_\_\_

Address: \_\_\_\_\_  
Number Street Name City State Zip Code

Contact Information: \_\_\_\_\_  
Tel. No. Including Area Code Email Address

If the tree removal is approved and any fees due have been paid, the permit should be made out to:

Name: 360 Capital Ventures, Inc.

Email or Mailing Address: sp0424@gmail.com

☐ This is a standard application for street trees. Please complete the attached check list.

☒ This is a standard application for protected trees. Please complete the attached checklist. If mailing PTR documents, you **MUST** include a self-addressed stamped envelope for returns.

☐ This application pertains to a Subdivision/Land Development case. Please complete the checklist and attach the following:

1. B-permit number, plot plans, conditions of approval and final version of GEQA Documents. All documents **MUST** be attached to this application. If mailing documents, you **MUST** include a self-addressed stamped envelope for returns.

2. Project title and case number: \_\_\_\_\_  
(ZA, TR, CPC, DIR, VAC, PM, DOT, APC)

I am submitting this application along with the attached checklist (as indicated above) and required documents to the above address. I understand that submittal of this application does not guarantee an approval for a tree removal permit. If the tree removal permit is granted, I understand I will be required to replace the removed tree(s) at a ratio provided by the Urban Forestry Division and pay any outstanding planting, removal and/or permit fees.

3/27/2018

Date

Property Owner's Signature

Sachin Patel

Print Name

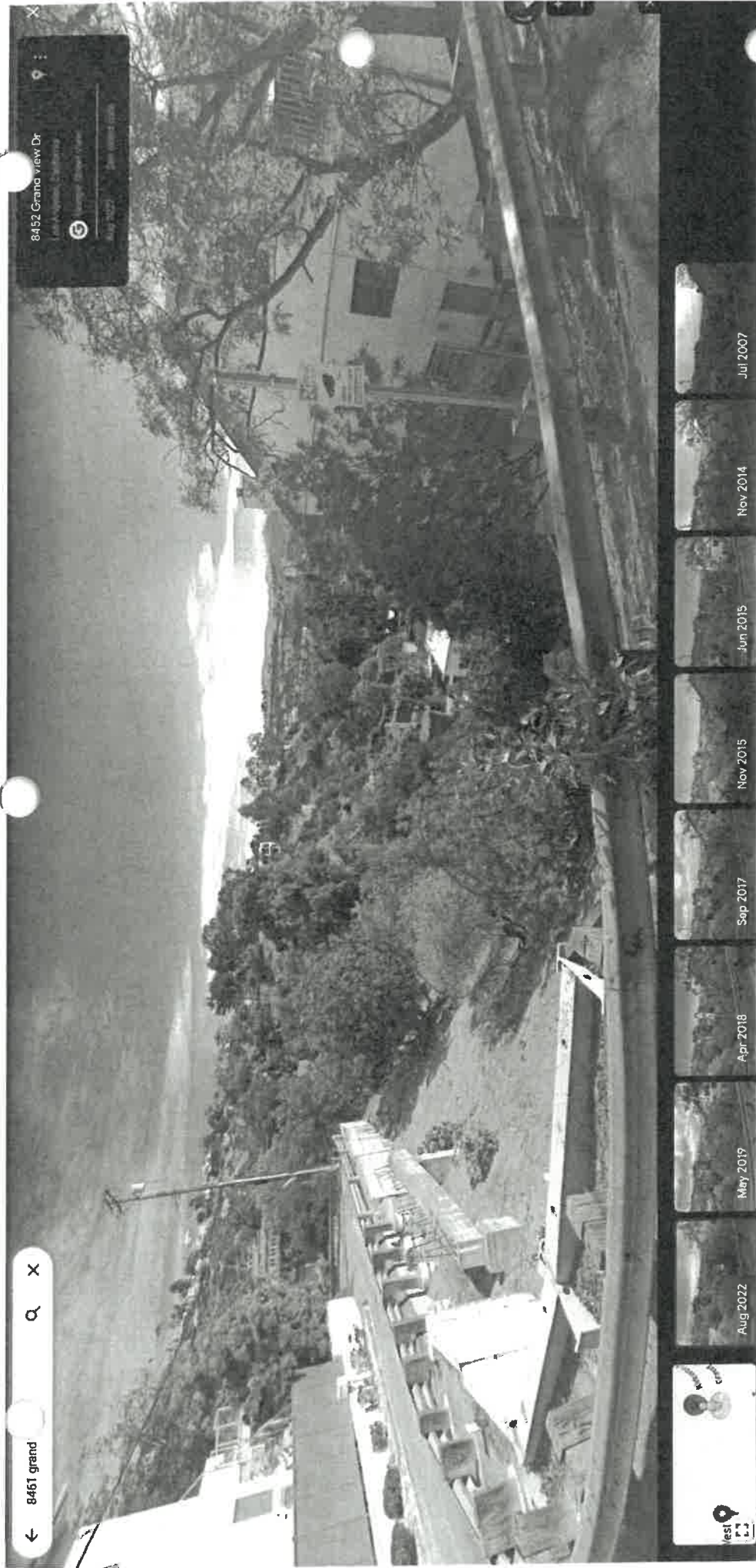


Exhibit 10.

10



01/14/2004

1 of 126

Select Date







Google

161 Grand View Drive,  

84610 Row Dr

Los Angeles, California

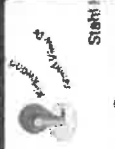
 Google Street View

Map data ©

See latest data



Image captures Sep 2017 © 2023 Google



Aug 2022

May 2019

Apr 2018

Sep 2017

Nov 2015

Jun 2015

Nov 2014

Jul 2007



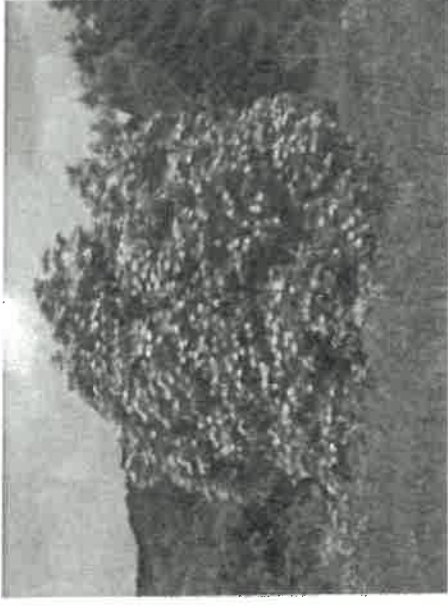
# Mexican Elderberry

**Common Names:** Elder, elderberry, black elder, european elder, european elderberry, and european black elderberry

**Scientific Name:** *Sambucus mexicana*

**Climate:** Hot, temperate, and cold

**Plant Description:** Shrub or small tree four to six meters tall, but significantly broader; it is semi-perennial twisted tree with leathery leaves of light green color. The flower cluster emerges from the central stem, and they are arranged in a false umbel with 5 petals, 5 sepals and 5 stamens with yellow anthers.<sup>a</sup> The fruit is ovoid in shape (resembling blue-black berries) and dark purple in color develops a waxy white coating as it matures. It grows in a variety of conditions, including fertile soils both wet and dry, mainly in sunny locations. Hedges, roadsides and forests are the typical habitats of the species.<sup>1</sup>



**Cultivation:** Elder wood is very weak. It should be planted in the area where it has some shelter from the wind or other plants. It grows best exposed to direct or semi-shade sun. Despite its ability to grow in different types of soil, elder prefers when it is well-drained and fertile.

It can be propagated by seeds or cuttings.

**To reproduce the elderberry by seeds** it is important to give them a cold pretreatment first. Collect healthy seeds. Soak the seeds overnight. Fill a plastic bag with sand and peat. Put the seeds into the mix. Keep the seeds refrigerated for 90 days. Keep them protected until early summer, when they can be planted in the ground.

**To propagate by cuttings** - select a soft, elastic branch that is starting to harden and turn green to brown. Cut the branch into 10-15 cm long segments. You should get multiple cuttings from one branch. Pinch all the leaves from the bottom two-thirds of the cut. Be sure to leave at least one set of leaves at the top. Soak the cuttings in water for 12-24 hours. Then combine one part peat moss to one part sand and combine it with water until the soil is damp and crumbly, not sodden. Fill a plastic container with the mix and stick the bottom third of the cutting into the medium. Secure a clear plastic bag over the p greenhouse. Place the cutting in an area of bright but indirect light. Mist the cutti





Wikipedia



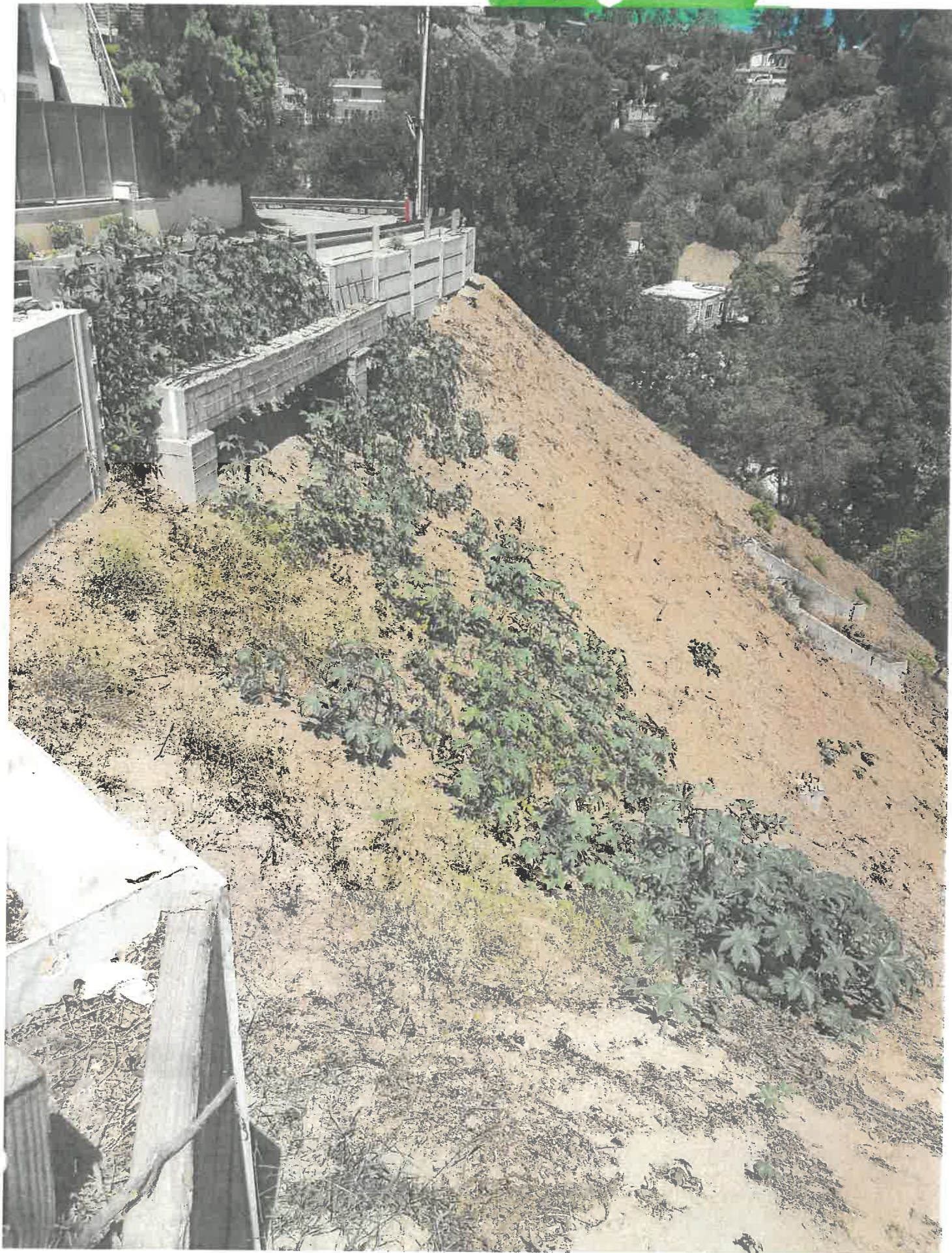
File:Sambucus mexicana 1.jpg - Wikipedia

Images may be subject to copyright. [Learn More](#)

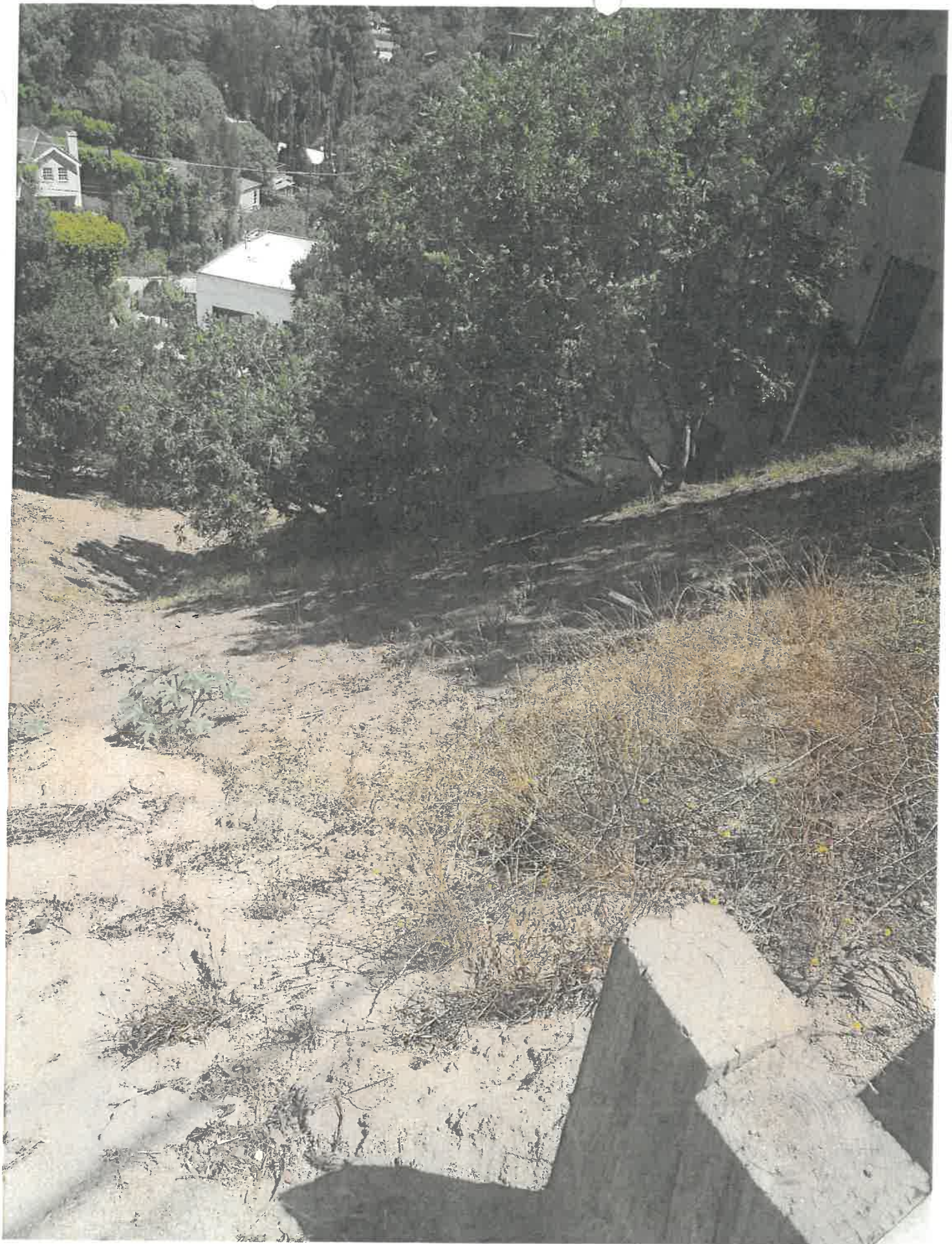
[Visit](#)



Exhibit II

















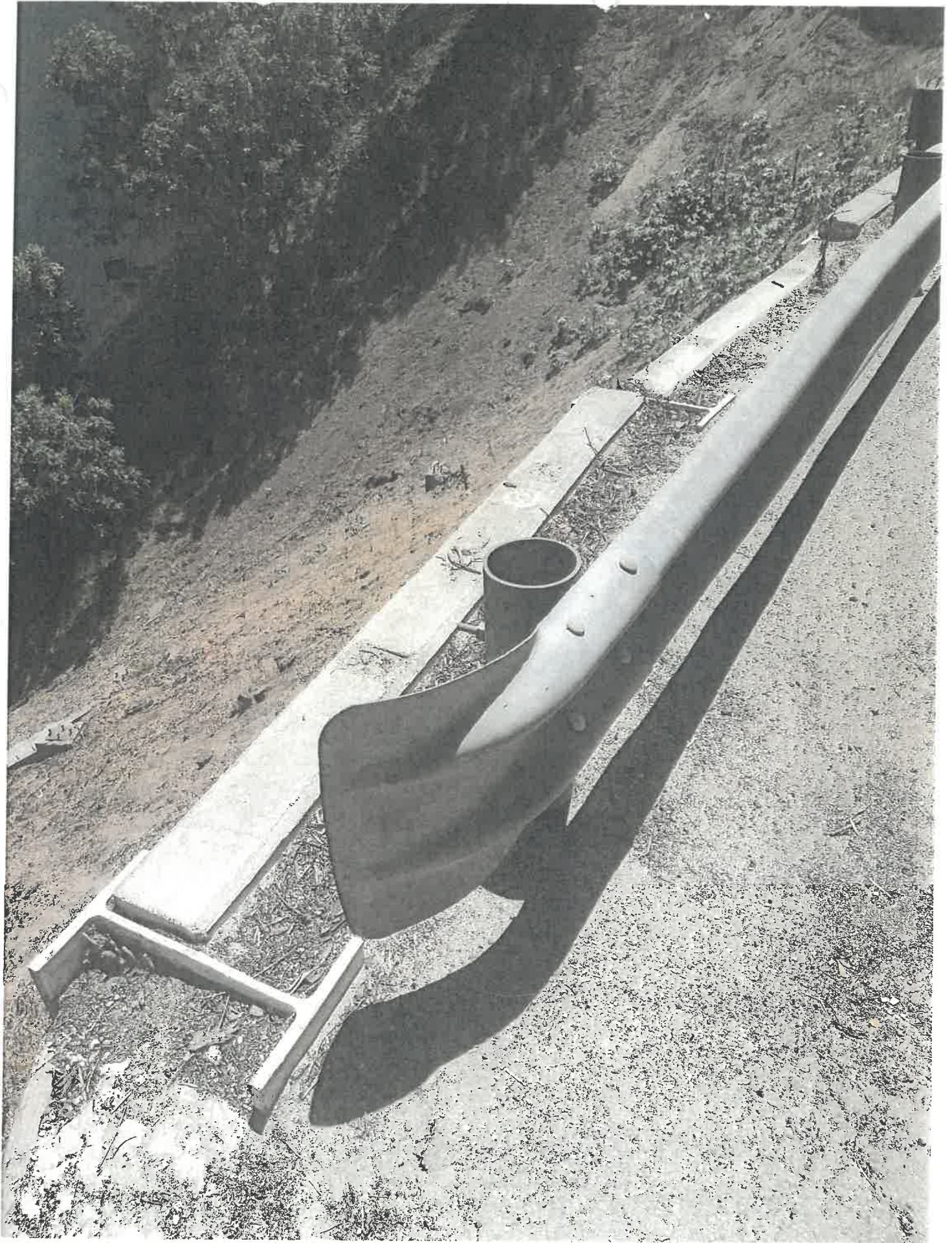








Exhibit 12

Misha Crosby  
Datura Enterprises, LLC  
1260 N Flores St, #1  
West Hollywood, CA 90069  
[misha@mishacrosby.com](mailto:misha@mishacrosby.com)  
310-717-9973

DEPARTMENT OF PUBLIC WORKS  
CITY OF LOS ANGELES  
BUREAU OF STREET SERVICES URBAN FORESTRY DIVISION  
1149 S. Broadway, Suite 400  
Los Angeles, CA. 90015

RE: SR # 1-4377422511; Formal Statement in Response to Notice to Comply

08/01/2023

Dear Board of Public Works, Urban Forestry Division

Thank you for the opportunity to submit my formal statement on this matter. Per your notice it appears that you have concluded that at least one protected tree has been cut on my property. I have been incredibly concerned with this, as I explicitly instructed the company I hired not to cut any protected trees, both verbally and in writing (copies attached). I am grateful for the opportunity to work with you to submit the report at this point and follow the procedure to plant the necessary replacements. Per your request, I have laid out the series of events regarding tree removal that was recently done on my lot at 8461 W Grand View Drive.

I received the Notice to Comply, dated July 14, 2023 when I went to the Post Office on July 25, 2023 to pick up the certified mail. I had been out of town. A response was due July 28, 2023. I have requested an extension.

On July 31, 2023, I hired Kelly Lewis from PTS Tree Service. He is a Registered Consulting Arborist #669 and former employee of the City of Los Angeles who will be providing the requested Protected Tree Report and a mitigation plan to help resolve this issue. Please let me know that an extension to file the report is granted and when the report is now due.

I am the owner of the lot and have been working on plans to build a home for me to live on my property. I am not a developer by trade, this is a personal project that I've been pursuing for many years and this will be my first time owning a home. Based on advice of my accountant, I am using an LLC that is owned by me, Datura Enterprises, LLC., as a conduit for development.

On June 20<sup>th</sup> I contacted Think Green Tree Care Inc., Lic #1023688 and spoke with Raymond Salas. I asked if we could meet to discuss getting some trees and shrubs removed from an area of my lot. The purpose of removing the trees and shrubs from this area is for the proposed floor area for my home. I had also been made aware of an impending wild fire ordinance that is likely to affect my property and wished to proceed before restrictions were implemented on my lot regarding removing any trees.

**Think Green Tree Care Inc. Attachments EXHIBIT A**

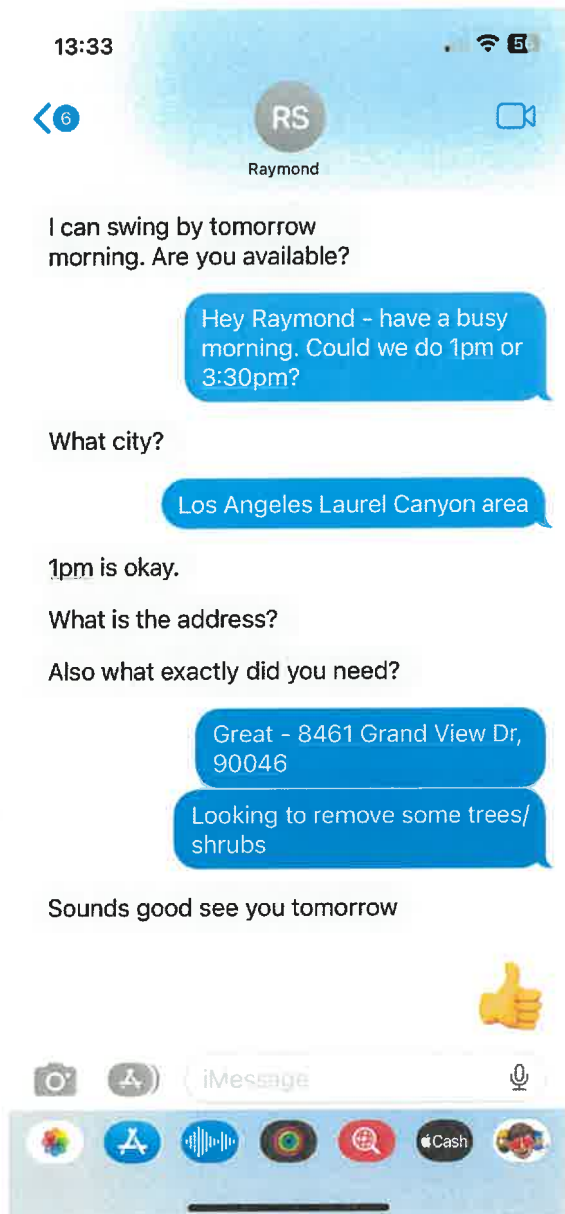




We met at 1pm on June 22<sup>nd</sup> at my Grand View lot where I outlined the proposed scope of work. During the walk through I specifically asked if we were ok to proceed regarding any protected trees. Raymond pointed out the oak trees on site, which had been notated on the plans and excluded from the proposed site plan area, and he said that we were good to proceed as long as they were not harmed. We then talked about logistics for parking, which I said I would attempt to arrange with my neighbours. We agreed on a price and continued to correspond via text and email.

I believed, because they were licensed, that Think Green Tree Care would know what trees were protected.

### **Think Green Tree Care Inc. Attachments EXHIBIT B**



## Think Green Tree Care Inc. Attachments EXHIBIT C

**From:** Misha Crosby [mishacrosby@yahoo.co.uk](mailto:mishacrosby@yahoo.co.uk)  
**Subject:** Tree Removal - Grand View Drive - 06/28  
**Date:** June 23, 2023 at 4:26 PM  
**To:** [Thinkgreentreesales@gmail.com](mailto:Thinkgreentreesales@gmail.com)

Hey Raymond, as promised here's the floor plan and the area that needs to be cleared of trees.

The first PDF shows the overall area that needs to have the trees removed highlighted in green.

The other PDF shows the proposed home and the trees that need removing marked in red. (there maybe shrubs and smaller trees, etc, that are not shown on the maps but please clear anything in the green highlighted area that they are able to.

Please make sure the right work is done so that the roots will not cause the trees to grow back.

N.B Of course please do not remove the oak trees or any other protected trees on the lot.

**Wednesday 28th 8:30am** is what I have currently in the calendar.

Got an ok back from all three neighbors.

Will discuss the logistics of where we can park on the phone but essentially the dump truck should be ok to be in the driveway of 8451 & 8459 (FYI 8451 will be out of town so please park most of the truck on that side). The driveway of 8454 we can not block in the main drive but we can use the spot just to the left of the entrance where I parked when I met you if you need to park another truck there if possible.

Please send me through the \$3200 quote back here so I have it.

Cheers!  
Misha

**From:** Raymond Salas [thinkgreentreesales@gmail.com](mailto:thinkgreentreesales@gmail.com)  
**Subject:** Re: Tree Removal - Grand View Drive - 06/28  
**Date:** June 23, 2023 at 6:28 PM  
**To:** [Misha Crosby mishacrosby@yahoo.co.uk](mailto:Misha Crosby mishacrosby@yahoo.co.uk)

Will do

On Fri, Jun 23, 2023 at 4:27 PM Misha Crosby <[mishacrosby@yahoo.co.uk](mailto:mishacrosby@yahoo.co.uk)> wrote:

Hey Raymond, as promised here's the floor plan and the area that needs to be cleared of trees.

The first PDF shows the overall area that needs to have the trees removed highlighted in green.

The other PDF shows the proposed home and the trees that need removing marked in red. (there maybe shrubs and smaller trees, etc, that are not shown on the maps but please clear anything in the green highlighted area that they are able to.

Please make sure the right work is done so that the roots will not cause the trees to grow back.

N.B Of course please do not remove the oak trees or any other protected trees on the lot.

**Wednesday 28th 8:30am** is what I have currently in the calendar.

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The driveway of 8454 we can not block in the main drive but we can use the spot just to the left of the entrance where I parked when I met you if you need to park another truck there if possible.

Please send me through the \$3200 quote back here so I have it.

Cheers!  
Misha

**Think Green Tree Care Inc. Attachments EXHIBIT D**



## **Think Green Tree Care Inc. Attachments EXHIBIT E**

**From:** Misha Crosby mishacrosby@yahoo.co.uk  
**Subject:** Re: Your estimate 838 from Think Green Tree Care Inc.  
**Date:** June 24, 2023 at 2:41 PM  
**To:** thinkgreentrecareales@gmail.com

Thanks Raymond!

A few updates below please and I'll get that back to you.

1) Change Misha Crosby to **Datura Enterprises, LLC**.

2) In Description add: Cut down 7 trees/shrubs on hillside (various species) as **outline in emailed correspondence**.

3) Add: Think Green Tree Care Inc ("Company") agrees that it is an independent contractor and assumes full responsibility for its employees, agents, and subcontractors. Datura Enterprises LLC ("Owner") shall not be liable for any injuries, damages, claims, or liabilities arising from or related to activities on the Owner's property at 8461 W Grand view Drive. Company shall maintain comprehensive general liability insurance coverage, including workers' compensation insurance, in amounts sufficient to cover any injuries, damages, or claims that may arise during the course of its work. Company shall indemnify and hold Owner harmless from any claims, demands, suits, or actions, including reasonable attorney fees, arising out of or in connection with Company's work.

4) Not planing on canceling but in the event there was a problem 25% is quite steep. Happy to do 10%.

Cheers & chat soon!

Misha

On Jun 24, 2023, at 7:26 AM, Raymond Salas <delivery@email.joistapp.com> wrote:

### **Estimate #838 from Think Green Tree Care Inc.**

**Attn: Mischa Crosby**

We are excited about the possibility of working with you.

Please click the button below to view your Estimate on a secure webpage.

[View Estimate](#)

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**Think Green Tree Care Inc. Attachments EXHIBIT F**

ESTIMATE

**Prepared For**

Datura Enterprises, LLC.  
8461 W Grand View Dr  
Los Angeles , CA 90046  
(310) 717-9973

**Think Green Tree Care Inc.**

16037 Harvest Moon  
La Puente, CA 91744  
Phone: (626) 510-5144  
Email: thinkgreentreecaresales@gmail.com  
Web: thinkgreentreecare.com

Estimate # 838  
Date 06/24/2023

Description	Total
Cut down 7 trees/shrubs on hillside as outlined in email correspondence. (various species).	\$3,200.00
Haul away and clean up included.	
<b>Subtotal</b>	<b>\$3,200.00</b>
<b>Total</b>	<b>\$3,200.00</b>

**Notes:**

Think Green Tree Care Inc ("Company") agrees that it is an independent contractor and assumes full responsibility for its employees, agents, and subcontractors. Datura Enterprises LLC ("Owner") shall not be liable for any injuries, damages, claims, or liabilities arising from or related to activities on the Owner's property at 8461 W Grand view Drive. Company shall maintain comprehensive general liability insurance coverage, including workers' compensation insurance, in amounts sufficient to cover any injuries, damages, or claims that may arise during the course of its work. Company shall indemnify and hold Owner harmless from any claims, demands, suits, or actions, including reasonable attorney fees, arising out of or in connection with Company's work.

---

Think Green Tree Care is not responsible for any underground piping or sprinklers that are broken by stump grinding or underground digging. Also, by signing this document you agree to pay 25% of this contract if by any reason you choose to cancel services.

*Datura Enterprises*

---

Signed on: 06/24/2023

Datura Enterprises, LLC.

On Wed June 28<sup>th</sup> Raymond of Think Green Tree Care, Inc. and his team arranged to be on site early. I had worked out the parking logistics with the neighbours so that we were not blocking the road for passing traffic on the day.

They proceeded with their work, I had offered to bring the workers drinks up to the lot around noon.

Raymond text me to let me know that there had been an issue from a neighbour who was asking for permits for the trees as she believed they were protected.

I called him to ask what was going on. He told me he said to her that they were not protected and that we could proceed.

I stopped off at the gas station on my way up Laurel Canyon to get the drinks, and received another call from Raymond saying that there was now an environmental lawyer on site and I should come. I arrived shortly after up to the lot where I saw a man, Jamie Hall, filming, and a woman with a dog, Rikki Poulos.

It was not long before Jamie had a camera pointed at me close up asking me if I knew that this was a protected tree, I told him the tree company had informed me that they were not protected and directed the question to the tree company. Jamie then shifted the camera to Raymond and was asking about a specific tree to which he didn't know, at which point I asked Jamie to stop filming. He said that it was public property and that he could still film; at which point I still said I'd rather he didn't as it was very disconcerting whilst we were attempting to figure out what was going on.

Jamie had also said that I needed a certified arborist which I have now come to learn that even as a licenced company, Raymond's company Think Green Tree Care Inc., was not.

There were tree remains in the road blocking my neighbours' driveway and at some point during one of Jamie's speeches one of my neighbours called down to ask that we clear them away. The workers wished to clear them but Jamie had claimed we were "removing evidence". I told him that's not what was happening. I said he was free to take photographs first but we didn't want to continue blocking the street and the driveway. Once he was content he had all the photographs he wanted, I asked if the workers were ok to proceed clearing the remains. He said that they were, and then he began filming again of them disposing of the remains.

I had asked Jamie to get me some sort of verification of what he was saying was true, and he attempted to make a call and left a voice message. I took Jamie at face value with everything he was telling us. I respected his wishes and did not have Think Green Tree Care Inc. proceed.

Jamie had then gone on to mention how they knew about this lot and how they'd managed to stop the previous property owner from building, and Rikki then warned me about how organized they were as a group, and that when the new wildlife ordinance had passed it would be impossible to build.

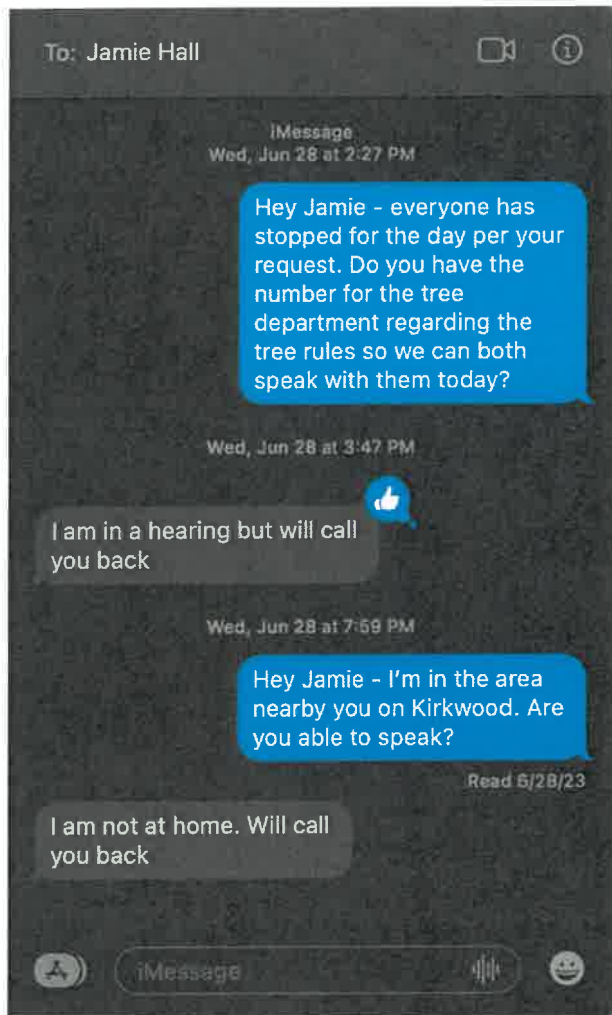
Rikki had mentioned how they had had bad experiences with developers in the past, and I tried to assure her that I was not a big corporate developer and this was going to be a property for me to live in.

Jamie had asked who sold me that land and if they'd disclosed there were protected trees on the lot and that if he were me he'd sue Berkshire Hathaway for selling me the lot.

Jamie then let me know he had to leave for a hearing and that he'd be reporting me to the city.

I attempted to speak with Jamie several times after this incident about how to proceed. I left both voice messages and texts. On numerous occasions he said that he'd call me back and he did not. He has not gotten back to me since, and I have not spoken with him.

**Jamie Hall (resident) Attachment EXHIBIT G**



Because we stopped at Jamie's demand, the job was not finished and there were still at least 2 trees and some shrubs remaining in the mapped area. Per Jamie's instruction, I found a company with ISA certified arborists, California Tree Design Inc. and had them come out to look at the remaining work.

I stated I had an incident with previous neighbours and asked if we were ok to proceed with the remaining scope. I specifically instructed them not to cut any protected trees both in our conversation and in writing.

The crew was arranged for 8am on July 7<sup>th</sup> to finish the job. I visited the lot in the morning and went to get coffee and drinks for the workers around noon

When I returned one of the crew mentioned to me that a neighbour had come by that I believe to be Rikki Poulos but I can't confirm as I didn't see her. The crew member told me that she said that I had been fined and was not supposed to be cutting trees on the property. I asked them what proceeded. They said they called their boss who told them to proceed with the remaining work and clean-up.



**California Tree Design Inc. Attachments EXHIBIT H**



## **California Tree Design Inc. Attachments EXHIBIT I**



**California Tree Design**

Your estimate 3525 from California Tree Design

To: Misha Crosby,

Reply-To: californiatreedesign@gmail.com

Inbox - mi...y@yahoo.co.uk July 6, 2023 at 10:30 PM



**Estimate #3525 from California Tree Design**

**Attn: Misha Crosby**

Hi there!

Here is your estimate. We appreciate the opportunity to help and we're excited about working with you. Feel free to contact us with any questions. Thanks again!

Best regards,  
California Tree Design Inc.

Please click the button below to view your Estimate on a secure webpage.

[View Estimate](#)

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Trouble seeing this email? Add us to your safe senders list

## California Tree Design Inc. Attachments EXHIBIT J



**Misha Crosby**

✉ Sent -...yahoo.co.uk

July 6, 2023 at 11:15 PM

Re: Your estimate 3525 from California Tree Design

To: californiatreedesign@gmail.com

Thanks Frankie - please make these updates to the quote and I'll get that back to you.

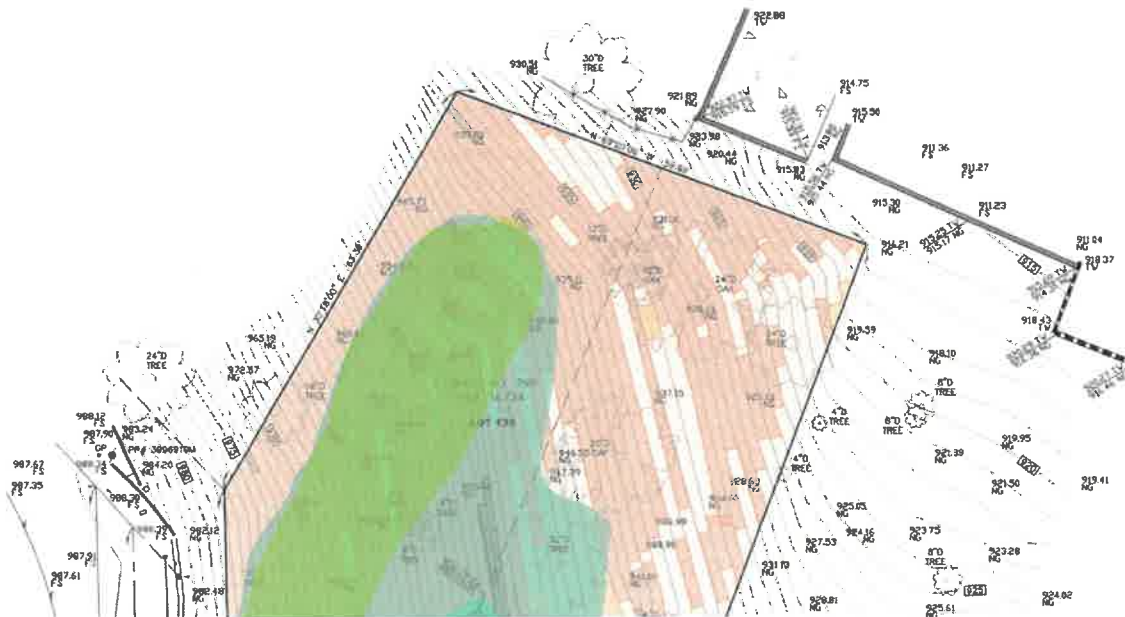
1) Change Misha Crosby to **Datura Enterprises, LLC**.

2) Update Description: Removal of selected trees and shrubs in highlighted area per the PDF map provided. Removal of resulting stumps on ground as much as possible or treat stumps to assure no new growth. California Tree Design Inc will not remove the oak trees or any other protected trees on the lot.

2) Add: California Tree Design Inc ("Company") agrees that it is an independent contractor and assumes full responsibility for its employees, agents, and subcontractors. Datura Enterprises LLC and Misha Crosby ("Owner") shall not be liable for any injuries, damages, claims, or liabilities arising from or related to activities on the Owner's property at 8461 W Grand view Drive. Company shall maintain comprehensive general liability insurance coverage, including workers' compensation insurance, in amounts sufficient to cover any injuries, damages, or claims that may arise during the course of its work. Company shall indemnify and hold Owner harmless from any claims, demands, suits, or actions, including reasonable attorney fees, arising out of or in connection with Company's work.

I've attached a map of the lot with the area marked in **yellow** that is to be cleared.

Cheers,  
Misha



**California Tree Design Inc. Attachments EXHIBIT K**

ESTIMATE



**Prepared For**

Datura Enterprises, LLC  
8461 W Grand View Dr Los Angeles, CA 90046  
United States

**California Tree Design**

6528 Greenleaf Ave., Suite 112  
Whittier, CA 90601  
Phone: (562) 253-9577  
Email: californiatreedesign@gmail.com  
Web: www.catreedesign.com

Estimate # 3525  
Date 07/06/2023  
Business / Tax # 27-2596057

Description	Total
Tree Pruning	\$1,800.00
1) Removal of selected trees and shrubs in highlighted area per the PDF map provided. Removal of resulting stumps on ground as much as possible or treat stumps to assure no new growth. California Tree Design Inc will not remove the oak trees or any other protected trees on the lot.	
Haul away	\$0.00
1) Haul away and dispose resulting wood, greenwaste, and debris	

<b>Subtotal</b>	\$1,800.00
<b>Total</b>	<b>\$1,800.00</b>

*M Crosby*

Signed on: 07/07/2023  
Datura Enterprises, LLC

I hope this information has provided clarity of what has transpired regarding the matter.

Please let me know if there is any other information I can provide to you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Misha Crosby', with a stylized flourish extending from the end.

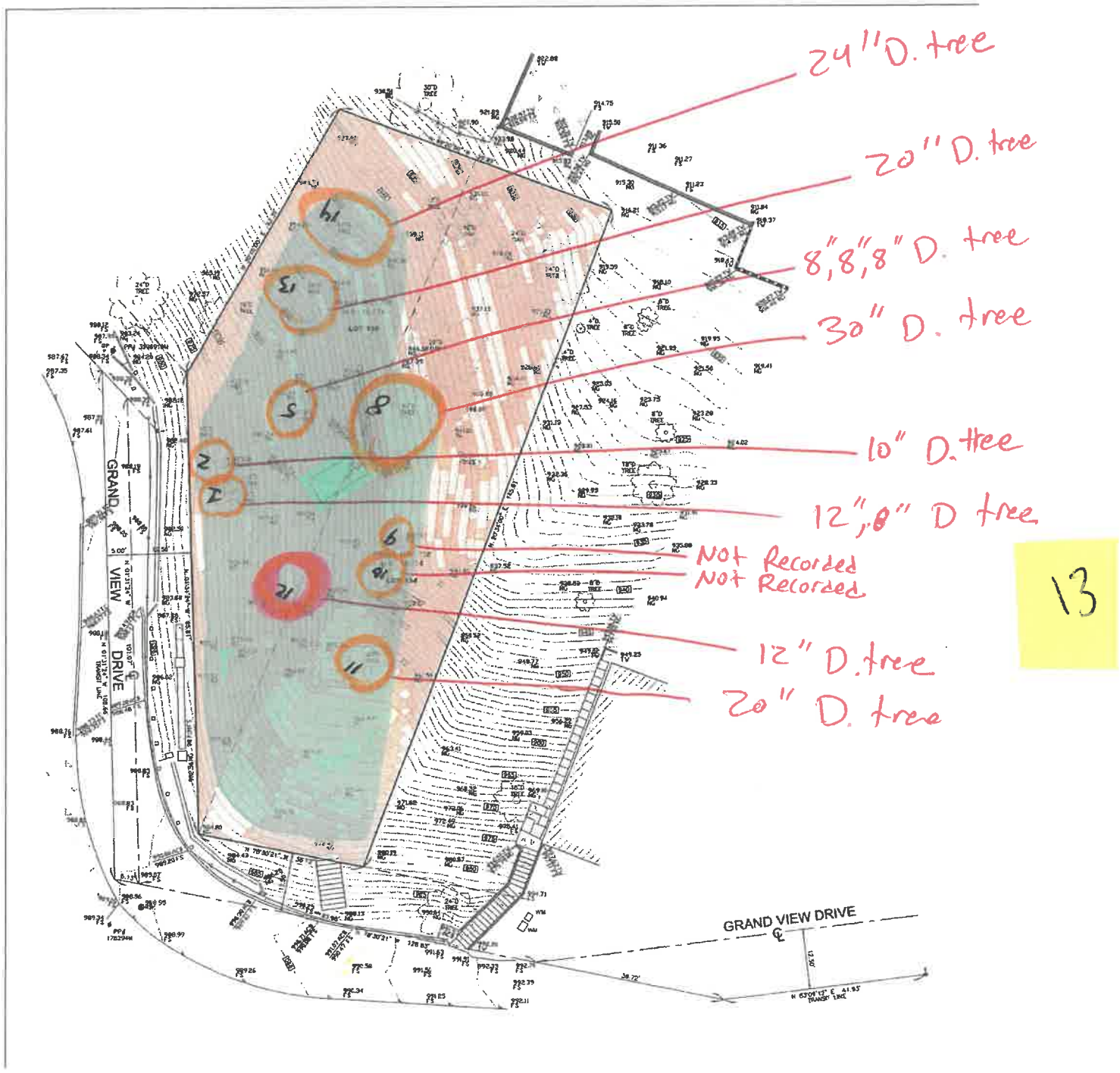
Misha Crosby  
310-717-9973

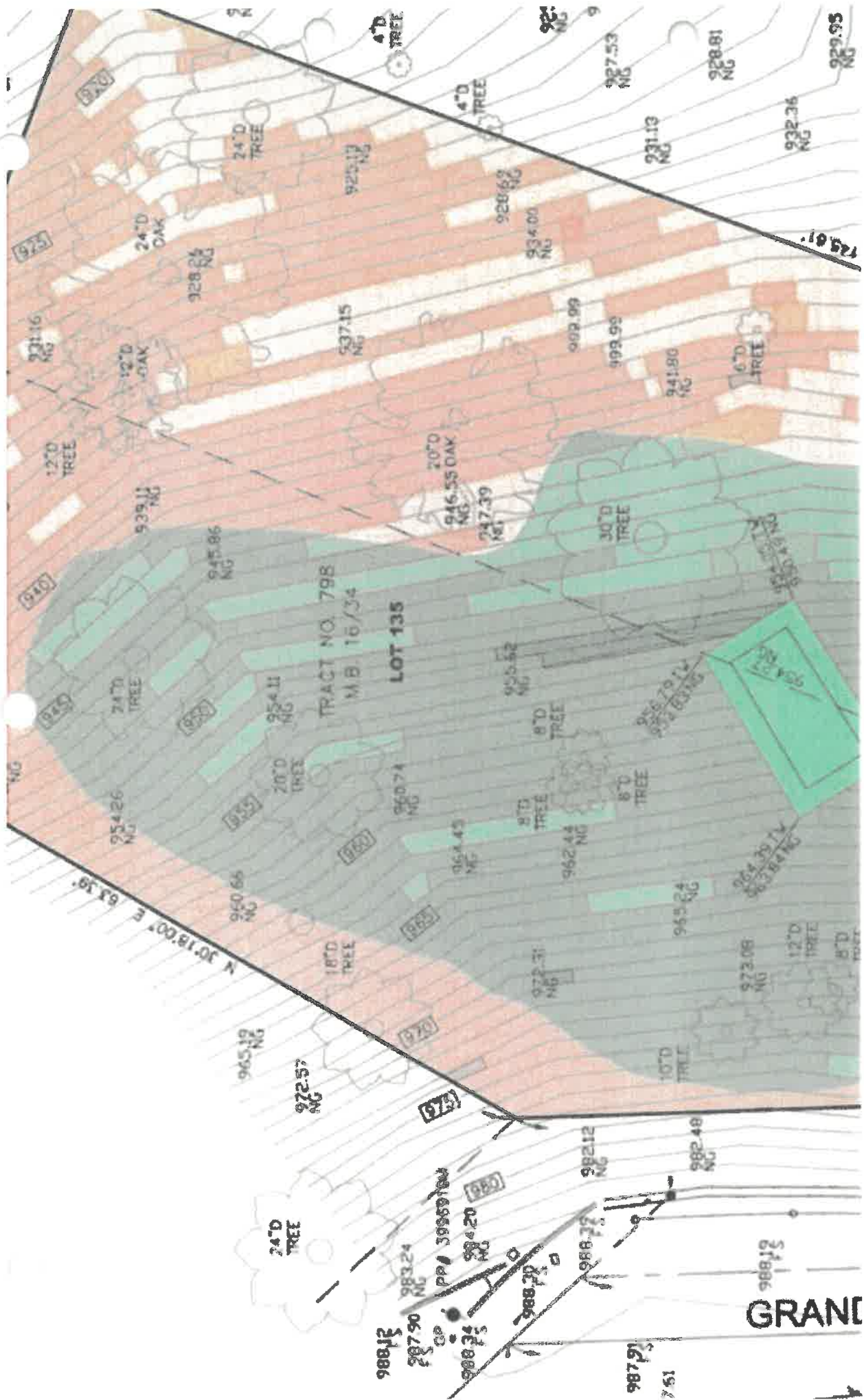


Exhibit 13

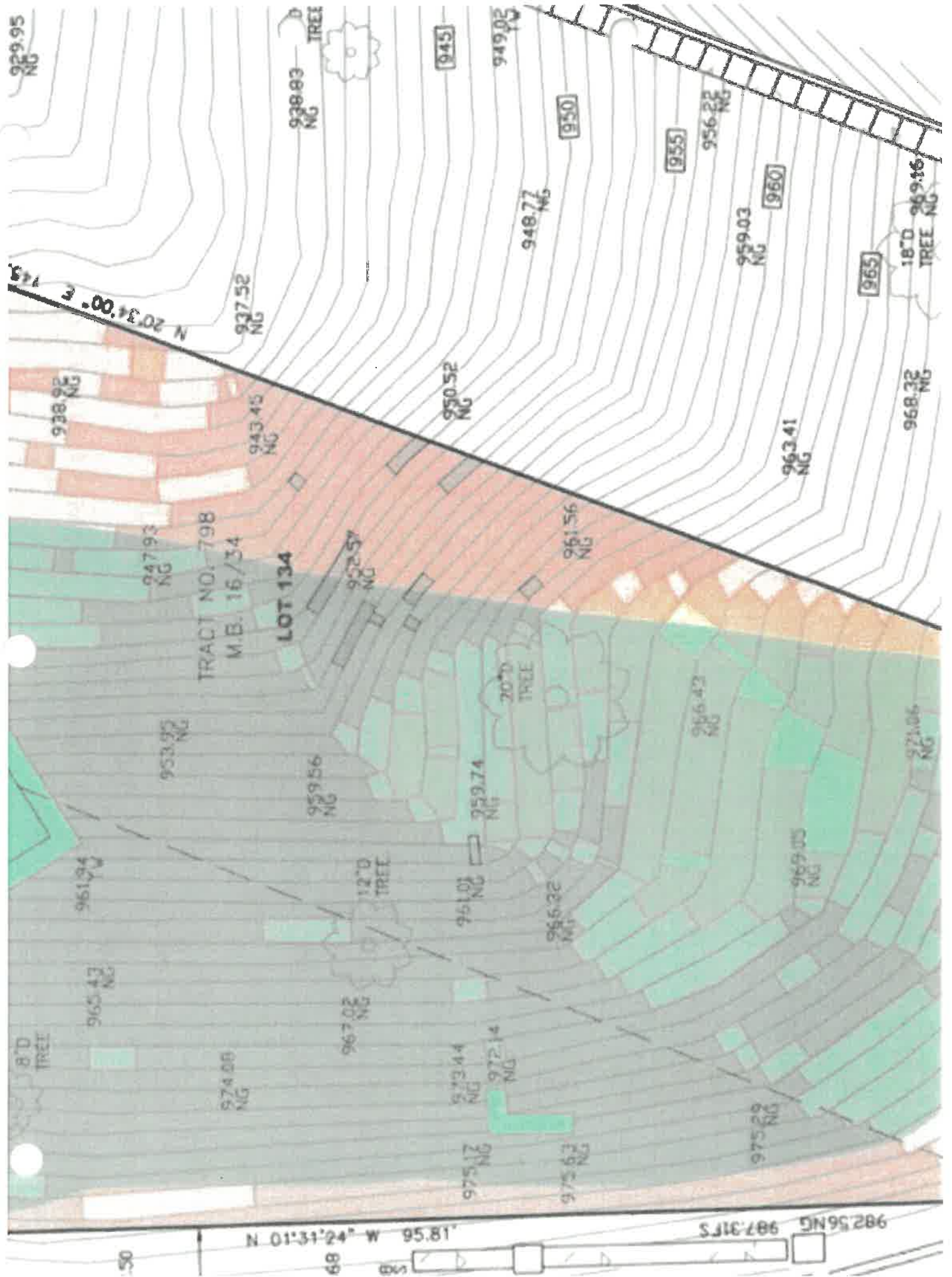
UFD.  
Red Pen

Think Green Tree Care Inc. Attachments EXHIBIT D









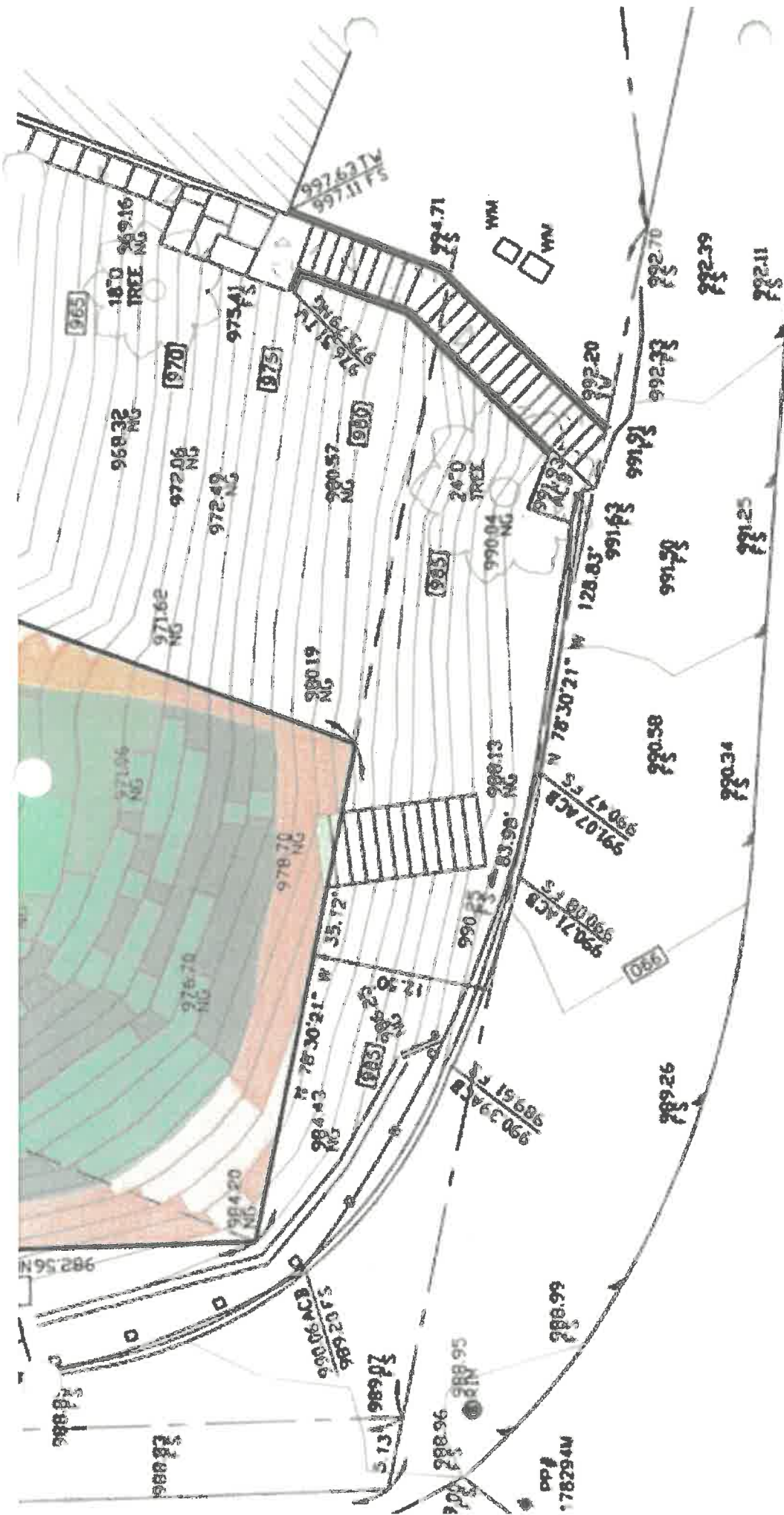


Exhibit 14

## Think Green Tree Care Inc. Attachments EXHIBIT E

**From:** Misha Crosby mishacrosby@yahoo.co.uk  
**Subject:** Re: Your estimate 838 from Think Green Tree Care Inc.  
**Date:** June 24, 2023 at 2:41 PM  
**To:** thinkgreentreecaresales@gmail.com

Thanks Raymond!

A few updates below please and I'll get that back to you.

1) Change Misha Crosby to **Datura Enterprises, LLC**.

2) In Description add: **Cut down 7 trees/shrubs** on hillside (various species) as outline in emailed correspondence.

3) Add: Think Green Tree Care Inc ("Company") agrees that it is an independent contractor and assumes full responsibility for its employees, agents, and subcontractors. Datura Enterprises LLC ("Owner") shall not be liable for any injuries, damages, claims, or liabilities arising from or related to activities on the Owner's property at 8461 W Grand view Drive. Company shall maintain comprehensive general liability insurance coverage, including workers' compensation insurance, in amounts sufficient to cover any injuries, damages, or claims that may arise during the course of its work. Company shall indemnify and hold Owner harmless from any claims, demands, suits, or actions, including reasonable attorney fees, arising out of or in connection with Company's work.

4) Not planing on canceling but in the event there was a problem 25% is quite steep. Happy to do 10%.

Cheers & chat soon!

Misha

On Jun 24, 2023, at 7:26 AM, Raymond Salas <delivery@email.joistapp.com> wrote:

**Estimate #838 from Think Green Tree Care  
Inc.**

**Attn: Mischa Crosby**

We are excited about the possibility of working with you.

Please click the button below to view your Estimate on a secure webpage.

[View Estimate](#)

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14

**Think Green Tree Care Inc. Attachments EXHIBIT F**

## ESTIMATE

**Prepared For**

**Datura Enterprises, LLC.**  
8461 W Grand View Dr  
Los Angeles , CA 90046  
(310) 717-9973

**Think Green Tree Care Inc.**

16037 Harvest Moon  
La Puente, CA 91744  
Phone: (626) 510-5144  
Email: [thinkgreentreecaresales@gmail.com](mailto:thinkgreentreecaresales@gmail.com)  
Web: [thinkgreentreecare.com](http://thinkgreentreecare.com)

Estimate # 838  
Date 06/24/2023

Description	Total
Cut down 7 trees/shrubs on hillside as outlined in email correspondence. (various species).	\$3,200.00
Haul away and clean up included.	
<b>Subtotal</b>	\$3,200.00
<b>Total</b>	<b>\$3,200.00</b>

**Notes:**

Think Green Tree Care Inc ("Company") agrees that it is an independent contractor and assumes full responsibility for its employees, agents, and subcontractors. Datura Enterprises LLC ("Owner") shall not be liable for any injuries, damages, claims, or liabilities arising from or related to activities on the Owner's property at 8461 W Grand view Drive. Company shall maintain comprehensive general liability insurance coverage, including workers' compensation insurance, in amounts sufficient to cover any injuries, damages, or claims that may arise during the course of its work. Company shall indemnify and hold Owner harmless from any claims, demands, suits, or actions, including reasonable attorney fees, arising out of or in connection with Company's work.

---

Think Green Tree Care is not responsible for any underground piping or sprinklers that are broken by stump grinding or underground digging. Also, by signing this document you agree to pay 25% of this contract if by any reason you choose to cancel services.

*Datura Enterprises*

---

Signed on: 06/24/2023

Datura Enterprises, LLC.



On Wed June 28<sup>th</sup> Raymond of Think Green Tree Care, Inc. and his team arranged to be on site early. I had worked out the parking logistics with the neighbours so that we were not blocking the road for passing traffic on the day.

They proceeded with their work, I had offered to bring the workers drinks up to the lot around noon.

Raymond text me to let me know that there had been an issue from a neighbour who was asking for permits for the trees as she believed they were protected.

I called him to ask what was going on. He told me he said to her that they were not protected and that we could proceed.

I stopped off at the gas station on my way up Laurel Canyon to get the drinks, and received another call from Raymond saying that there was now an environmental lawyer on site and I should come. I arrived shortly after up to the lot where I saw a man, Jamie Hall, filming, and a woman with a dog, Rikki Poulos.

It was not long before Jamie had a camera pointed at me close up asking me if I knew that this was a protected tree, I told him the tree company had informed me that they were not protected and directed the question to the tree company. Jamie then shifted the camera to Raymond and was asking about a specific tree to which he didn't know, at which point I asked Jamie to stop filming. He said that it was public property and that he could still film; at which point I still said I'd rather he didn't as it was very disconcerting whilst we were attempting to figure out what was going on.

Jamie had also said that I needed a certified arborist which I have now come to learn that even as a licenced company, Raymond's company Think Green Tree Care Inc., was not.

There were tree remains in the road blocking my neighbours' driveway and at some point during one of Jamie's speeches one of my neighbours called down to ask that we clear them away. The workers wished to clear them but Jamie had claimed we were "removing evidence". I told him that's not what was happening. I said he was free to take photographs first but we didn't want to continue blocking the street and the driveway. Once he was content he had all the photographs he wanted, I asked if the workers were ok to proceed clearing the remains. He said that they were, and then he began filming again of them disposing of the remains.

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Jamie had then gone on to mention how they knew about this lot and how they'd managed to stop the previous property owner from building, and Rikki then warned me about how organized they were as a group, and that when the new wildlife ordinance had passed it would be impossible to build.

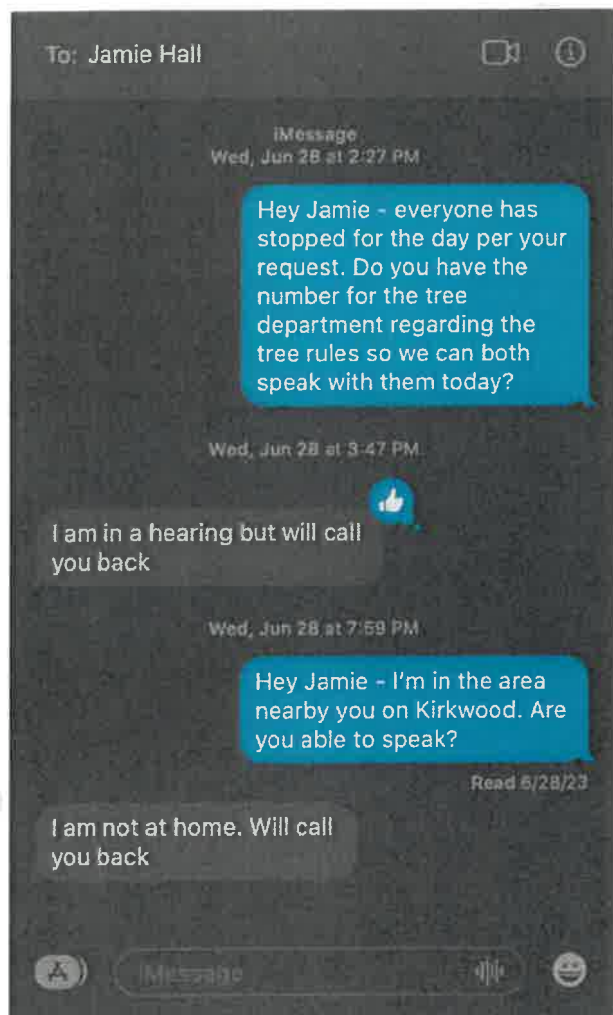
Rikki had mentioned how they had had bad experiences with developers in the past, and I tried to assure her that I was not a big corporate developer and this was going to be a property for me to live in.

Jamie had asked who sold me that land and if they'd disclosed there were protected trees on the lot and that if he were me he'd sue Berkshire Hathaway for selling me the lot.

Jamie then let me know he had to leave for a hearing and that he'd be reporting me to the city.

I attempted to speak with Jamie several times after this incident about how to proceed. I left both voice messages and texts. On numerous occasions he said that he'd call me back and he did not. He has not gotten back to me since, and I have not spoken with him.

**Jamie Hall (resident) Attachment EXHIBIT G**



Because we stopped at Jamie's demand, the job was not finished and there were still at least 2 trees and some shrubs remaining in the mapped area. Per Jamie's instruction, I found a company with ISA certified arborists, California Tree Design Inc. and had them come out to look at the remaining work.

I stated I had an incident with previous neighbours and asked if we were ok to proceed with the remaining scope. I specifically instructed them not to cut any protected trees both in our conversation and in writing.

The crew was arranged for 8am on July 7<sup>th</sup> to finish the job. I visited the lot in the morning and went to get coffee and drinks for the workers around noon

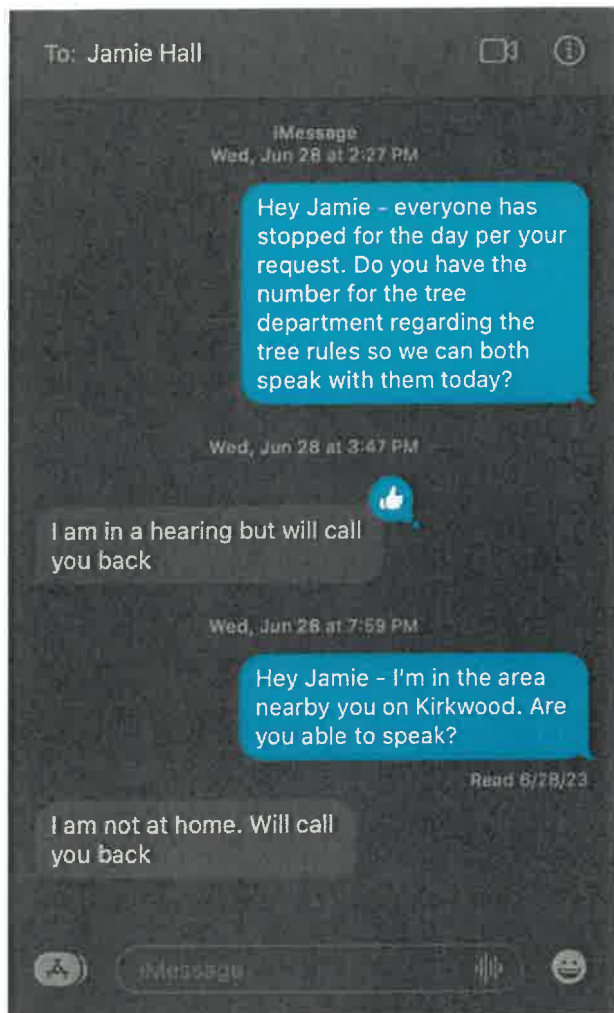
When I returned one of the crew mentioned to me that a neighbour had come by that I believe to be Rikki Poulos but I can't confirm as I didn't see her. The crew member told me that she said that I had been fined and was not supposed to be cutting trees on the property. I asked them what proceeded. They said they called their boss who told them to proceed with the remaining work and clean-up.



**California Tree Design Inc. Attachments EXHIBIT H**



**Jamie Hall (resident) Attachment EXHIBIT G**



Because we stopped at Jamie's demand, the job was not finished and there were still at least 2 trees and some shrubs remaining in the mapped area. Per Jamie's instruction, I found a company with ISA certified arborists, California Tree Design Inc. and had them come out to look at the remaining work.

I stated I had an incident with previous neighbours and asked if we were ok to proceed with the remaining scope. I specifically instructed them not to cut any protected trees both in our conversation and in writing.

The crew was arranged for 8am on July 7<sup>th</sup> to finish the job. I visited the lot in the morning and went to get coffee and drinks for the workers around noon

When I returned one of the crew mentioned to me that a neighbour had come by that I believe to be Rikki Poulos but I can't confirm as I didn't see her. The crew member told me that she said that I had been fined and was not supposed to be cutting trees on the property. I asked them what proceeded. They said they called their boss who told them to proceed with the remaining work and clean-up.



**California Tree Design Inc. Attachments EXHIBIT J**



**Misha Crosby**

Sent -...yahoo.co.uk July 6, 2023 at 11:15 PM

Re: Your estimate 3525 from California Tree Design

To: californiatreedesign@gmail.com

Thanks Frankie - please make these updates to the quote and I'll get that back to you.

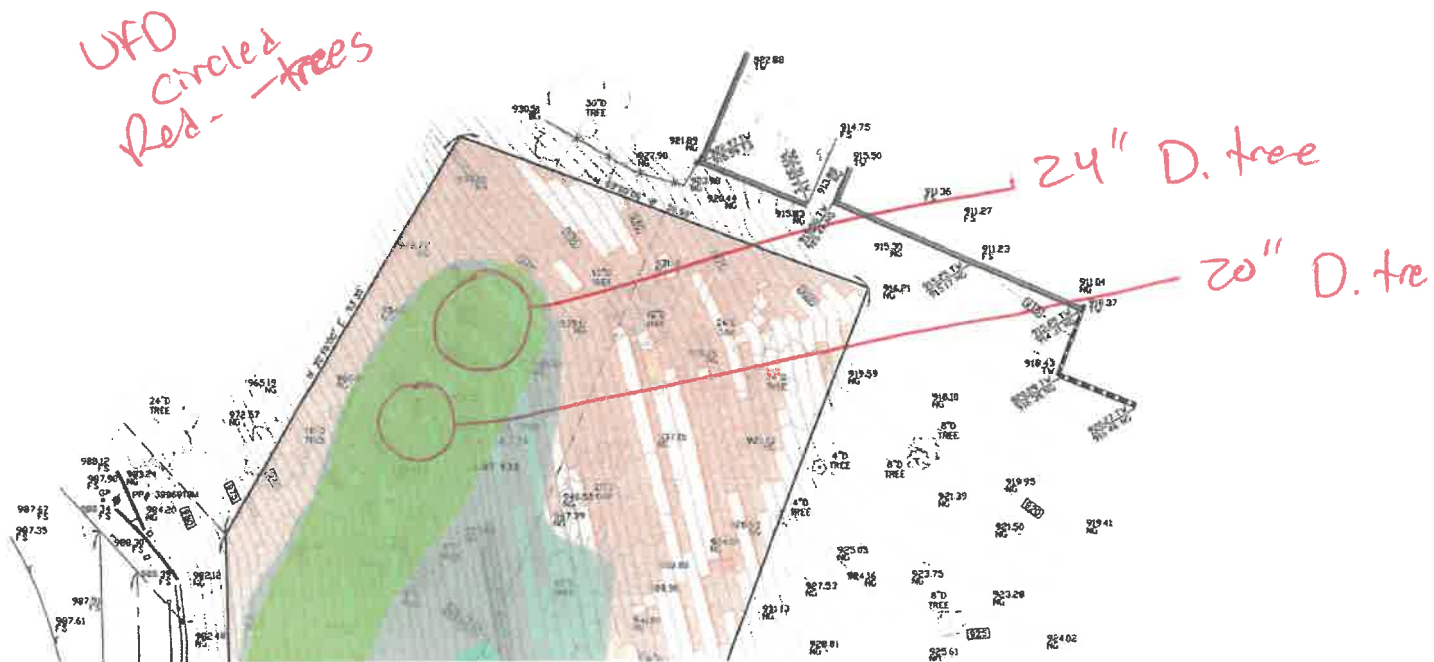
1) Change Misha Crosby to **Datura Enterprises, LLC**.

2) Update Description: Removal of selected trees and shrubs in highlighted area per the PDF map provided. Removal of resulting stumps on ground as much as possible or treat stumps to assure no new growth. California Tree Design Inc will not remove the oak trees or any other protected trees on the lot.

2) Add: California Tree Design Inc ("Company") agrees that it is an independent contractor and assumes full responsibility for its employees, agents, and subcontractors. Datura Enterprises LLC and Misha Crosby ("Owner") shall not be liable for any injuries, damages, claims, or liabilities arising from or related to activities on the Owner's property at 8461 W Grand view Drive. Company shall maintain comprehensive general liability insurance coverage, including workers' compensation insurance, in amounts sufficient to cover any injuries, damages, or claims that may arise during the course of its work. Company shall indemnify and hold Owner harmless from any claims, demands, suits, or actions, including reasonable attorney fees, arising out of or in connection with Company's work.

I've attached a map of the lot with the area marked in yellow that is to be cleared.

Cheers,  
Misha



## **California Tree Design Inc. Attachments EXHIBIT I**



**California Tree Design**

Your estimate 3525 from California Tree Design

To: Misha Crosby,

Reply-To: californiatreedesign@gmail.com

Inbox mi...y@yahoo.co.uk July 6, 2023 at 10:30 PM



**Estimate #3525 from California Tree Design**

**Attn: Misha Crosby**

Hi there!

Here is your estimate. We appreciate the opportunity to help and we're excited about working with you. Feel free to contact us with any questions. Thanks again!

Best regards,  
California Tree Design Inc.

Please click the button below to view your Estimate on a secure webpage.

[View Estimate](#)

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Trouble seeing this email? Add us to your safe senders list



**California Tree Design Inc. Attachments EXHIBIT K**

ESTIMATE



**Prepared For**

Datura Enterprises, LLC  
8461 W Grand View Dr Los Angeles, CA 90046  
United States

**California Tree Design**

6528 Greenleaf Ave., Suite 112  
Whittier, CA 90601  
Phone: (562) 253-9577  
Email: californiatreedesign@gmail.com  
Web: www.catreedesign.com

Estimate # 3525  
Date 07/06/2023  
Business / Tax # 27-2596057

Description	Total
Tree Pruning	\$1,800.00
1) Removal of selected trees and shrubs in highlighted area per the PDF map provided. Removal of resulting stumps on ground as much as possible or treat stumps to assure no new growth. <u>California Tree Design Inc will not remove the oak trees or any other protected trees on the lot.</u>	
Haul away	\$0.00
1) Haul away and dispose resulting wood, greenwaste, and debris	

<b>Subtotal</b>	<b>\$1,800.00</b>
<b>Total</b>	<b>\$1,800.00</b>

*M Crosby*

Signed on: 07/07/2023  
Datura Enterprises, LLC

I hope this information has provided clarity of what has transpired regarding the matter.

Please let me know if there is any other information I can provide to you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Misha Crosby', with a stylized flourish at the end.

Misha Crosby  
310-717-9973



Exhibit 15

Bryan Ramirez <bryan.ramirez@lacity.org>

## 8461 W Grand View Dr- Letter to be Mailed

6 messages

Bryan Ramirez <bryan.ramirez@lacity.org>

Mon, Aug 28, 2023 at 11:53 PM

To: Dante Henderson <dante.henderson@lacity.org>, Dynl Miranda <dynl.miranda@lacity.org>, David Miranda <david.miranda@lacity.org>, Hector Banuelos <hector.banuelos@lacity.org>, Ana Tabuena Ruddy <Ana.Tabuena-Ruddy@lacity.org>

Hello Dante,

Would you please have the attached Letter mailed out (via Certified Mail) this week?  
Please be kind enough to reply to this email thread confirming that the task is completed.

Dynl, This notice will need to be recorded with the County recorder. :

(b) The Bureau shall notify the applicant or permittee in writing of its intent to act pursuant to this section. The notice shall state that the applicant or permittee may submit any evidence it deems relevant on this matter, the hearing to be held on a date specified in the notice. A copy of the notice shall also be mailed to the owner of the property, if different from the applicant or permittee, as shown on the last equalized assessment roll, and to any person holding a deed of trust, mortgage, or other security interest in the property as revealed by a title search with respect to the property. A copy of the notice shall also be recorded by the Bureau with the County Recorder.

Please advise if you require further direction/assistance in having UFD Staff record this with the County Clerk. I will return to the office on Thursday if you wish to discuss further.

Regards,



Bryan Ramirez  
Street Tree Superintendent-1, WE-11357AT  
Department of Public Works | Bureau of Street Services  
Urban Forestry Division  
1149 S Broadway 4th Floor, Los Angeles, CA 90015  
O (213)847-0804 | M (323)447-5776

Regular Day Off (RDO): Monday

8461 West Grand View Drive - INTENT TO ACT.docx.pdf  
265K

Dante Henderson <dante.henderson@lacity.org>

Tue, Aug 29, 2023 at 6:55 AM

To: Bryan Ramirez <bryan.ramirez@lacity.org>

Cc: Dynl Miranda <dynl.miranda@lacity.org>, David Miranda <david.miranda@lacity.org>, Hector Banuelos <hector.banuelos@lacity.org>, Ana Tabuena Ruddy <Ana.Tabuena-Ruddy@lacity.org>

Good morning Bryan,

The letter has been mailed out certified this morning.

[Quoted text hidden]

Dante Henderson  
Sr. Admin. Clerk, UFD  
(213) 847-3086

Bryan Ramirez <bryan.ramirez@lacity.org>

Tue, Aug 29, 2023 at 8:22 AM

To: Dante Henderson <dante.henderson@lacity.org>

Cc: Dynl Miranda <dynl.miranda@lacity.org>, David Miranda <david.miranda@lacity.org>, Hector Banuelos <hector.banuelos@lacity.org>, Ana Tabuena Ruddy <Ana.Tabuena-Ruddy@lacity.org>

Thank you Dante!

[Quoted text hidden]

Dante Henderson <dante.henderson@lacity.org>

Tue, Aug 29, 2023 at 8:51 AM

To: Bryan Ramirez <bryan.ramirez@lacity.org>



**Dante Henderson** <dante.henderson@lacity.org>

---

## Connect-Suite eCertify - EFN: 92750901193562000046749306 - Accepted

1 message

---

**ConnectSuite e-Certify** <noreply@connect-suite.com>

To: dante.henderson@lacity.org

Tue, Aug 29, 2023 at 8:45 AM



powered by ConnectSuite e-Certify

Notification

Company Name: **City of Los Angeles (2) [2411]**

User Name: [dante.henderson@lacity.org](mailto:dante.henderson@lacity.org) [40576]

Status: **USPSAccepted**

EFN: **92750901193562000046749306**

Piece Count: **1**

Received: **8/29/2023 9:07:08 AM**

Transaction ID: **4426690**

The USPS has accepted your mailing. Please take your mail, a copy of the firmbook and present both to the USPS.

Should you have any questions or concerns please contact us.

*The ConnectSuite e-Certify Team*

For Support Please Contact us at:

**Quadient**

Phone: 888-267-9381 ext 2

Email: [us.SoftwareSupport@quadient.com](mailto:us.SoftwareSupport@quadient.com)

Please add [us.SoftwareSupport@quadient.com](mailto:us.SoftwareSupport@quadient.com) to your address book.



Exhibit 16.

Bryan Ramirez <bryan.ramirez@lacity.org>

## Illegal removal of protected trees at 8461 Grand View Dr.

1 message

hs@pop2.org <hs@pop2.org>

Sun, Jul 30, 2023 at 2:54 PM

To: "aura.garcia@lacity.org" <aura.garcia@lacity.org>, "teresa.villegas@lacity.org" <teresa.villegas@lacity.org>, "mike.davis@lacity.org" <mike.davis@lacity.org>, "vahid.khorsand@lacity.org" <vahid.khorsand@lacity.org>, "susana.reyes@lacity.org" <susana.reyes@lacity.org>, "fernando.campos@lacity.org" <fernando.campos@lacity.org>, "david.miranda@lacity.org" <david.miranda@lacity.org>, "hector.banuelos@lacity.org" <hector.banuelos@lacity.org>, "stephen.duprey@lacity.org" <stephen.duprey@lacity.org>, "bryan.ramirez@lacity.org" <bryan.ramirez@lacity.org>, "Hydee.FeldsteinSoto@lacity.org" <Hydee.FeldsteinSoto@lacity.org>, "kevin.james@lacity.org" <kevin.james@lacity.org>, "ted.jordan@lacity.org" <ted.jordan@lacity.org>, "dennis.kong@lacity.org" <dennis.kong@lacity.org>, "nithya.raman@lacity.org" <nithya.raman@lacity.org>, "emma.taylor@lacity.org" <emma.taylor@lacity.org>, "mehmet.berker@lacity.org" <mehmet.berker@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "angelenos4trees@gmail.com" <angelenos4trees@gmail.com>, "trees@ncsa.la" <trees@ncsa.la>, "diana@ittakesagarden.com" <diana@ittakesagarden.com>, "cmaddren@gmail.com" <cmaddren@gmail.com>, "jhall@laurelcanyon.org" <jhall@laurelcanyon.org>, "tlongcore@babcnc.org" <tlongcore@babcnc.org>, "mmann@babcnc.org" <mmann@babcnc.org>, "rschlesinger@babcnc.org" <rschlesinger@babcnc.org>, "nminer@babcnc.org" <nminer@babcnc.org>, "ssavage@babcnc.org" <ssavage@babcnc.org>, "edelman@smmc.ca.gov" <edelman@smmc.ca.gov>, "info@kirkwoodbowlfoundation.org" <info@kirkwoodbowlfoundation.org>

As a resident of the Kirkwood Bowl in Laurel Canyon, I am shocked about the illegal removal of multiple protected trees on the property at **8461 Grand View Drive** without required permits per the [California Protected Tree Ordinance](#).

The property owner took it upon himself to remove numerous California Black Walnut trees on this lot on **June 28, 2023**. He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on **July 7** using a different tree removal service (as the first one expressed that they didn't want to be involved in illegal tree removal, so the owner CLEARLY knew that what he was doing was wrong) and defiantly removed more California Black Walnut trees! The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit.

The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner. This was also the site of a mudslide several years ago.

As a resident of Laurel Canyon, I am requesting City officials and representatives to hold this individual accountable and to demand strong enforcement as defined in the California Protected Tree Ordinance. Enforcement could include, but not be limited to, the withholding of building permits for 10 years. Additional fines and penalties are CERTAINLY appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

Heidi Servey  
8219 Yucca Trail







Bryan Ramirez <bryan.ramirez@lacity.org>

## ILLEGAL REMOVAL OF PROTECTED TREES AT 8461 GRAND VIEW DR.

1 message

james mills <quaco1@sbcglobal.net>

Sun, Jul 30, 2023 at 2:46 PM

To: "aura.garcia@lacity.org" <aura.garcia@lacity.org>, "teresa.villegas@lacity.org" <teresa.villegas@lacity.org>, "mike.davis@lacity.org" <mike.davis@lacity.org>, "vahid.khorsand@lacity.org" <vahid.khorsand@lacity.org>, "susana.reyes@lacity.org" <susana.reyes@lacity.org>, "fernando.campos@lacity.org" <fernando.campos@lacity.org>, "david.miranda@lacity.org" <david.miranda@lacity.org>, "hector.banuelos@lacity.org" <hector.banuelos@lacity.org>, "stephen.duprey@lacity.org" <stephen.duprey@lacity.org>, "bryan.ramirez@lacity.org" <bryan.ramirez@lacity.org>, "Hydee.FeldsteinSoto@lacity.org" <Hydee.FeldsteinSoto@lacity.org>, "kevin.james@lacity.org" <kevin.james@lacity.org>, "ted.jordan@lacity.org" <ted.jordan@lacity.org>, "dennis.kong@lacity.org" <dennis.kong@lacity.org>, "nithya.raman@lacity.org" <nithya.raman@lacity.org>, "emma.taylor@lacity.org" <emma.taylor@lacity.org>, "mehmet.berker@lacity.org" <mehmet.berker@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "angelenos4trees@gmail.com" <angelenos4trees@gmail.com>, "trees@ncsa.la" <trees@ncsa.la>, "diana@ittakesagarden.com" <diana@ittakesagarden.com>, "cmaddren@gmail.com" <cmaddren@gmail.com>, "jhall@laurelcanyon.org" <jhall@laurelcanyon.org>, "tlongcore@babnc.org" <tlongcore@babnc.org>, "mmann@babnc.org" <mmann@babnc.org>, "rschlesinger@babnc.org" <rschlesinger@babnc.org>, "nminer@babnc.org" <nminer@babnc.org>, "ssavage@babnc.org" <ssavage@babnc.org>, "edelman@smmc.ca.gov" <edelman@smmc.ca.gov>, "info@kirkwoodbowlfoundation.org" <info@kirkwoodbowlfoundation.org>

As a resident of the Kirkwood Bowl area in Laurel Canyon, I am upset about the illegal removal of multiple protected trees on the property at 8461 Grand View Drive without required permits per the California Protected Tree Ordinance.

The lot's owner stripped the entire lot of all vegetation. He removed numerous California Black Walnut trees on this lot on June 28, 2023. He was caught, notified and asked to stop immediately. The tree removal service wanted no part in illegal tree removal and they all left that day. Then, the owner returned on July 7 using a different tree removal service, and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation ... and by the way, he has not yet even applied for a building permit!

The previous owner encountered many obstacles when attempting to develop this lot, and so will the present owner. This was also the site of a mudslide several years ago. The hillside, once covered with beautiful protected trees, is now totally bare, which, let's not forget, makes the possibility of another mudslide even greater.

As a resident of Laurel Canyon, we are requesting for City officials and representatives to hold this individual accountable and to demand strong enforcement as defined in the California Protected Tree Ordinance, to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you so much for your consideration in this case.

Jim Mills  
8219 Yucca Trail



Bryan Ramirez <bryan.ramirez@lacity.org>

## ILLEGAL REMOVAL OF PROTECTED TREES AT 8461 GRANDVIEW DR.

1 message

jane kurson <kurson@mac.com>

Fri, Jul 28, 2023 at 1:30 PM

To: aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org, nithya.raman@lacity.org, emma.taylor@lacity.org, mehmet.berker@lacity.org, mashael.majid@lacity.org, angelenos4trees@gmail.com, trees@ncsa.la, diana@ittakesagarden.com, cmadden@gmail.com, jhall@laurelcanyon.org, tlongcore@babnc.org, mmann@babnc.org, rschlesinger@babnc.org, nminer@babnc.org, ssavage@babnc.org, edelman@smmc.ca.gov, info@kirkwoodbowlfoundation.org  
Cc: jane kurson <kurson@mac.com>

Dear City Official,

As a resident of the Kirkwood Bowl in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance. He has basically stripped the entire lot of all vegetation.

The property owner took it upon himself to remove numerous California Black Walnut trees on this lot on June 28, 2023. He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner. This was also the site of a mudslide several years ago.

As a resident of Laurel Canyon, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

Jane Kurson  
8221 Yucca Trail

Los Angeles CA 90046





Bryan Ramirez <bryan.ramirez@lacity.org>

---

## ILLEGAL REMOVAL OF PROTECTED TREES AT 8461 GRANDVIEW DR.

1 message

---

**Alan Kishbaugh** <alankishbaugh@gmail.com>

Fri, Jul 28, 2023 at 10:48 AM

To: aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org, nithya.raman@lacity.org, emma.taylor@lacity.org, Mehmet Berker <mehmet.berker@lacity.org>, mashael.majid@lacity.org, angelenos4trees@gmail.com, trees@ncsa.la, diana@ittakesagarden.com, cmaddren@gmail.com, Jamie Hall <jhall@laurelcanyon.org>, tlongcore@babcnc.org, mmann@babcnc.org, Robert Schlesinger <rschlesinger@babcnc.org>, nminer@babcnc.org, ssavage@babcnc.org, Paul Edelman <edelman@smmc.ca.gov>, info@kirkwoodbowlfoundation.org

Please apply all appropriate sanctions for this illegal action. Black Walnuts are protected and in short supply as they generally only grow on the northern slopes of the Santa Monica Mountains. Fines and long-term prohibition of building permits are more than appropriate for this builder's illegal cutting on this site. Thank you

Alan Kishbaugh



Bryan Ramirez <bryan.ramirez@lacity.org>

## ILLEGAL REMOVAL OF PROTECTED TREES AT 8461 GRANDVIEW DR.

1 message

Karolynne Gee <karolynnegee@sbcglobal.net>

Fri, Jul 28, 2023 at 5:17 AM

Reply-To: Karolynne Gee <karolynnegee@sbcglobal.net>

To: "aura.garcia@lacity.org" <aura.garcia@lacity.org>, "teresa.villegas@lacity.org" <teresa.villegas@lacity.org>, "mike.davis@lacity.org" <mike.davis@lacity.org>, "vahid.khorsand@lacity.org" <vahid.khorsand@lacity.org>, "susana.reyes@lacity.org" <susana.reyes@lacity.org>, "fernando.campos@lacity.org" <fernando.campos@lacity.org>, "david.miranda@lacity.org" <david.miranda@lacity.org>, "hector.banuelos@lacity.org" <hector.banuelos@lacity.org>, "stephen.duprey@lacity.org" <stephen.duprey@lacity.org>, "bryan.ramirez@lacity.org" <bryan.ramirez@lacity.org>, "Hydee.FeldsteinSoto@lacity.org" <hydee.feldsteinsoto@lacity.org>, "kevin.james@lacity.org" <kevin.james@lacity.org>, "ted.jordan@lacity.org" <ted.jordan@lacity.org>, "dennis.kong@lacity.org" <dennis.kong@lacity.org>, "nithya.raman@lacity.org" <nithya.raman@lacity.org>, "emma.taylor@lacity.org" <emma.taylor@lacity.org>, "mehmet.berker@lacity.org" <mehmet.berker@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "angelenos4trees@gmail.com" <angelenos4trees@gmail.com>, "trees@ncsa.la" <trees@ncsa.la>, "diana@ittakesagarden.com" <diana@ittakesagarden.com>, "cmaddren@gmail.com" <cmaddren@gmail.com>, "jhall@laurelcanyon.org" <jhall@laurelcanyon.org>, "tlongcore@babanc.org" <tlongcore@babanc.org>, "mmann@babanc.org" <mmann@babanc.org>, "rschlesinger@babanc.org" <rschlesinger@babanc.org>, "nminer@babanc.org" <nminer@babanc.org>, "ssavage@babanc.org" <ssavage@babanc.org>, "edelman@smmc.ca.gov" <edelman@smmc.ca.gov>

Dear City Official,

As a resident of the Kirkwood Bowl in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the [California Protected Tree Ordinance](#). He has basically stripped the entire lot of all vegetation.

The property owner took it upon himself to remove numerous California Black Walnut trees on this lot on June 28, 2023. He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner. This was also the site of a mudslide several years ago.

As a resident of Laurel Canyon, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

Respectfully,

Karolynne A. Gee  
8223 Yucca Trail  
Los Angeles, CA 90046-1953

A



Bryan Ramirez <bryan.ramirez@lacity.org>

## ILLEGAL REMOVAL OF PROTECTED TREES AT 8461 GRANDVIEW DR

1 message

Jack Ketchian <ketchian@gmail.com>

Fri, Jul 28, 2023 at 12:19 AM

To: aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org, nithya.raman@lacity.org, emma.taylor@lacity.org, mehmet.berker@lacity.org, mashael.majid@lacity.org, angelenos4trees@gmail.com, trees@ncsa.la, diana@ittakesagarden.com, cmaddren@gmail.com, jhall@laurelcanyon.org, tlongcore@babnc.org, mmann@babnc.org, rschlesinger@babnc.org, nminer@babnc.org, ssavage@babnc.org, edelman@smmc.ca.gov, info@kirkwoodbowlfoundation.org

Dear City Official,

As a resident of the Kirkwood Bowl in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance. He has basically stripped the entire lot of all vegetation.

Please don't these persons cut the limited number of trees we have to disappear from the neighborhood.

The property owner took it upon himself to remove numerous California Black Walnut trees on this lot on June 28, 2023. He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner. This was also the site of a mudslide several years ago.

As a resident of Laurel Canyon, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

Jack Ketchian  
8481 Kirkwood Dr





Bryan Ramirez <bryan.ramirez@lacity.org>

## ILLEGAL REMOVAL OF PROTECTED TREES AT 8461 GRANDVIEW DR.

1 message

ann song <emailasong@yahoo.com>

Thu, Jul 27, 2023 at 5:28 PM

To: "aura.garcia@lacity.org" <aura.garcia@lacity.org>, "teresa.villegas@lacity.org" <teresa.villegas@lacity.org>, "mike.davis@lacity.org" <mike.davis@lacity.org>, "vahid.khorsand@lacity.org" <vahid.khorsand@lacity.org>, "susana.reyes@lacity.org" <susana.reyes@lacity.org>, "fernando.campos@lacity.org" <fernando.campos@lacity.org>, "david.miranda@lacity.org" <david.miranda@lacity.org>, "hector.banuelos@lacity.org" <hector.banuelos@lacity.org>, "stephen.duprey@lacity.org" <stephen.duprey@lacity.org>, "bryan.ramirez@lacity.org" <bryan.ramirez@lacity.org>, "Hydee.FeldsteinSoto@lacity.org" <Hydee.FeldsteinSoto@lacity.org>, "kevin.james@lacity.org" <kevin.james@lacity.org>, "ted.jordan@lacity.org" <ted.jordan@lacity.org>, "dennis.kong@lacity.org" <dennis.kong@lacity.org>, "nithya.raman@lacity.org" <nithya.raman@lacity.org>, "emma.taylor@lacity.org" <emma.taylor@lacity.org>, "mehmet.berker@lacity.org" <mehmet.berker@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "angelenos4trees@gmail.com" <angelenos4trees@gmail.com>, "trees@ncsa.la" <trees@ncsa.la>, "diana@ittakesagarden.com" <diana@ittakesagarden.com>, "cmaddren@gmail.com" <cmaddren@gmail.com>, "jhall@laurelcanyon.org" <jhall@laurelcanyon.org>, "tlongcore@babnc.org" <tlongcore@babnc.org>, "mmann@babnc.org" <mmann@babnc.org>, "rschlesinger@babnc.org" <rschlesinger@babnc.org>, "nminer@babnc.org" <nminer@babnc.org>, "ssavage@babnc.org" <ssavage@babnc.org>, "edelman@smmc.ca.gov" <edelman@smmc.ca.gov>, "info@kirkwoodbowlfoundation.org" <info@kirkwoodbowlfoundation.org>

Dear City Official,

As a resident of the Kirkwood Bowl in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the [California Protected Tree Ordinance](#). He has basically stripped the entire lot of all vegetation.

The property owner took it upon himself to remove numerous California Black Walnut trees on this lot on June 28, 2023. He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner. This was also the site of a mudslide several years ago.

As a resident of Laurel Canyon, and the neighbor who owns the property next door, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

And as the property owner next door, I am aghast and very concerned that he removed the trees in such a manner, without proper permits and more importantly with such a blatant disregard to the warning and disregard in proceeding in a proper manner. I take this disregard and utter disrespect as a signal and indication of how he may proceed in like manner as he tries to build on the property.

Thank you for your consideration in this case.

Ann Song  
Owner of 8451 Grand View Drive  
LA, CA 90046



Bryan Ramirez <bryan.ramirez@lacity.org>

## ILLEGAL REMOVAL OF PROTECTED TREES AT 8461 GRANDVIEW DR.

1 message

Steffani Gaines <steffanigaines@yahoo.com>

Thu, Jul 27, 2023 at 2:59 PM

To: "aura.garcia@lacity.org" <aura.garcia@lacity.org>, "teresa.villegas@lacity.org" <teresa.villegas@lacity.org>, "mike.davis@lacity.org" <mike.davis@lacity.org>, "vahid.khorsand@lacity.org" <vahid.khorsand@lacity.org>, "susana.reyes@lacity.org" <susana.reyes@lacity.org>, "fernando.campos@lacity.org" <fernando.campos@lacity.org>, "david.miranda@lacity.org" <david.miranda@lacity.org>, "hector.banuelos@lacity.org" <hector.banuelos@lacity.org>, "stephen.duprey@lacity.org" <stephen.duprey@lacity.org>, "bryan.ramirez@lacity.org" <bryan.ramirez@lacity.org>, "Hydee.FeldsteinSoto@lacity.org" <Hydee.FeldsteinSoto@lacity.org>, "kevin.james@lacity.org" <kevin.james@lacity.org>, "ted.jordan@lacity.org" <ted.jordan@lacity.org>, "dennis.kong@lacity.org" <dennis.kong@lacity.org>, "nithya.raman@lacity.org" <nithya.raman@lacity.org>, "emma.taylor@lacity.org" <emma.taylor@lacity.org>, "mehmet.berker@lacity.org" <mehmet.berker@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "angelenos4trees@gmail.com" <angelenos4trees@gmail.com>, "trees@ncsa.la" <trees@ncsa.la>, "diana@ittakesagarden.com" <diana@ittakesagarden.com>, "cmaddren@gmail.com" <cmaddren@gmail.com>, "jhall@laurelcanyon.org" <jhall@laurelcanyon.org>, "tlongcore@babanc.org" <tlongcore@babanc.org>, "mmann@babanc.org" <mmann@babanc.org>, "rschlesinger@babanc.org" <rschlesinger@babanc.org>, "nminer@babanc.org" <nminer@babanc.org>, "ssavage@babanc.org" <ssavage@babanc.org>, "edelman@smmc.ca.gov" <edelman@smmc.ca.gov>, "info@kirkwoodbowlfoundation.org" <info@kirkwoodbowlfoundation.org>

Dear City Official,

As a resident of the Kirkwood Bowl in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the [California Protected Tree Ordinance](#). He has basically stripped the entire lot of all vegetation.

The property owner took it upon himself to remove numerous California Black Walnut trees on this lot on June 28, 2023. He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner. This was also the site of a mudslide several years ago.

As a resident of Laurel Canyon, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come.

We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

Steffi Gaines

8107 McKim Court LOS Angeles Ca. 90046



Bryan Ramirez <bryan.ramirez@lacity.org>

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## 8461 GRANDVIEW DR. ILLEGAL REMOVAL OF PROTECTED TREES

1 message

David Rolston <gizmola@gmail.com>

Thu, Jul 27, 2023 at 2:32 PM

To: aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org, nithya.raman@lacity.org, emma.taylor@lacity.org, mehmet.berker@lacity.org, mashael.majid@lacity.org, angelenos4trees@gmail.com, trees@ncsa.la, diana@ittakesagarden.com, cmaddren@gmail.com, jhall@laurelcanyon.org, tlongcore@babnc.org, mmann@babnc.org, rschlesinger@babnc.org, nminer@babnc.org, ssavage@babnc.org, edelman@smmc.ca.gov, info@kirkwoodbowlfoundation.org

Dear City Official,

As a resident of Grand View Drive in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance.

Once again, an absentee owner with designs to build a home on a sheer canyon slope, has begun an effort by choosing to strip the lot of all vegetation. The location of this site includes a section of Substandard roadway, where it is not wide enough for 2 cars to pass, and just below Cole Crest, where expensive efforts have been underway to reinforce the crumbling infrastructure.

This lot that has been empty since a fire in 1979 burned numerous homes in the Kirkwood Bowl. Given the passage of the hillside ordinance a number of parties have purchased similar lots, here and on paper streets, and inevitably, attempts are made to build outsized homes requesting variance of the ordinance and existing laws.

The property owner took it upon himself to remove numerous California Black Walnut trees on this lot on June 28, 2023. He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner. This was also the site of a mudslide several years ago.

As residents of Grand View Drive, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.



We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

Respectfully,

David & Tracy Rolston  
8311 Grand View Dr.



Bryan Ramirez <bryan.ramirez@lacity.org>

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## Illegal Removal of Protected Trees at 8461 Grandview Dr , LA

1 message

Blanche D'Souza <neighborblanche@gmail.com>

Tue, Jul 25, 2023 at 3:07 PM

To: Nithya Raman <nithya@nithyaforthecity.com>, Blanche D'Souza <neighborblanche@gmail.com>

Cc: aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org, emma.taylor@lacity.org, mehmet.berker@lacity.org, mashael.majid@lacity.org, angelenos4trees@gmail.com, trees@ncsa.la, diana@ittakesagarden.com, cmaddren@gmail.com, Jamie Hall <jhall@laurelcanyon.org>, tlongcore@babnc.org, mmann@babnc.org, rschlesinger@babnc.org, nminer@babnc.org, ssavage@babnc.org, edelman@smmc.ca.gov

Dear City Official,

As a resident of the Kirkwood Bowl in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance. He has basically stripped the entire lot of vegetation.

On June 28, 2023, the property owner took it upon himself to remove numerous California Black Walnut and Mexican Elderberry trees on this lot . He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner.

As a resident of Laurel Canyon, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

Your Name Blanche D ouza



Bryan Ramirez <bryan.ramirez@lacity.org>

## 8461 GrandView Drive, LA, 90046 / Illegal Tree Removal / Gross Violation of California Protected Tree Ordinance

1 message

Aidan O'Brien <apobr@yahoo.com>

Tue, Jul 25, 2023 at 8:42 AM

Reply-To: Aidan O'Brien <apobr@yahoo.com>

To: "aura.garcia@lacity.org" <aura.garcia@lacity.org>, "teresa.villegas@lacity.org" <teresa.villegas@lacity.org>, "mike.davis@lacity.org" <mike.davis@lacity.org>, "vahid.khorsand@lacity.org" <vahid.khorsand@lacity.org>, "susana.reyes@lacity.org" <susana.reyes@lacity.org>, "fernando.campos@lacity.org" <fernando.campos@lacity.org>, "david.miranda@lacity.org" <david.miranda@lacity.org>, "hector.banuelos@lacity.org" <hector.banuelos@lacity.org>, "stephen.duprey@lacity.org" <stephen.duprey@lacity.org>, "bryan.ramirez@lacity.org" <bryan.ramirez@lacity.org>, "Hydee.FeldsteinSoto@lacity.org" <hydee.feldsteinsoto@lacity.org>, "kevin.james@lacity.org" <kevin.james@lacity.org>, "ted.jordan@lacity.org" <ted.jordan@lacity.org>, "dennis.kong@lacity.org" <dennis.kong@lacity.org>, "nithya.raman@lacity.org" <nithya.raman@lacity.org>, "emma.taylor@lacity.org" <emma.taylor@lacity.org>, "mehmet.berker@lacity.org" <mehmet.berker@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "angelenos4trees@gmail.com" <angelenos4trees@gmail.com>, "trees@ncsa.la" <trees@ncsa.la>, "diana@ittakesagarden.com" <diana@ittakesagarden.com>, "cmaddren@gmail.com" <cmaddren@gmail.com>, "jhall@laurelcanyon.org" <jhall@laurelcanyon.org>, "tlongcore@babnc.org" <tlongcore@babnc.org>, "mmann@babnc.org" <mmann@babnc.org>, "rschlesinger@babnc.org" <rschlesinger@babnc.org>, "nminer@babnc.org" <nminer@babnc.org>, "ssavage@babnc.org" <ssavage@babnc.org>, "edelman@smmc.ca.gov" <edelman@smmc.ca.gov>

Cc: Jamie Hall <jamie.hall@channellawgroup.com>, Rikki Poulos <redazine@pacbell.net>

July 25, 2023

I am President of the Kirkwood Bowl Foundation.

<https://www.kirkwoodbowlfoundation.org/>

We are dedicated to Quality of Life in our part of Laurel Canyon.

Over the years we have been strikingly successful at assuring responsible development and ensuring that rules are followed.

The recent cutting of Black Walnut Trees at 8461 GrandView is particularly egregious.

He was advised as to what he was doing was illegal and needed permits.

In spite of this he came back a week later and continued the cutting.

We have the video evidence and credible statements by witnesses.

Clearly this person wants to develop on GrandView a fragile street already under massive stress.

From his behavior he will not follow rules.

It is now time for enforcement and penalties.

**At a minimum it requires the withholding of Building Permits for 10 years.**

Looking down on the City from Laurel Canyon what stands out is the oasis of green that is Hancock Park.

The City desperately needs the green oasis of Laurel Canyon.

Aidan O'Brien MD  
8382 GrandView Drive  
Los Angeles  
CA 90046-1918

Phone/FAX (323) 650 3655





Bryan Ramirez <bryan.ramirez@lacity.org>

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## ILLEGAL REMOVAL OF POTECTED TREES AT 8461 GRANDVIEW DR.

1 message

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sarah hayes <sehayes7778@gmail.com>

Mon, Jul 24, 2023 at 4:55 PM

To: aura.garcia@lacity.org

Bcc: bryan.ramirez@lacity.org

Dear City Official,

As a resident of the Kirkwood Bowl in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance. He has basically stripped the entire lot of vegetation.

On June 28, 2023, the property owner took it upon himself to remove numerous California Black Walnut and Mexican Elderberry trees on this lot . He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner.

As a resident of Laurel Canyon, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

Sarah E. Hayes



Bryan Ramirez <bryan.ramirez@lacity.org>

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## ILLEGAL REMOVAL OF POTECTED TREES AT 8461 GRANDVIEW DR.

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**Marilyn Frandsen** <marilyn.frandsen@gmail.com>

Sun, Jul 23, 2023 at 4:02 PM

To: aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org, nithya.raman@lacity.org, emma.taylor@lacity.org, mehmet.berker@lacity.org, mashael.majid@lacity.org, angelenos4trees@gmail.com, trees@ncsa.la, diana@ittakesagarden.com, cmaddren@gmail.com, Jamie Hall <jhall@laurelcanyon.org>, tlongcore@babnc.org, mmann@babnc.org, rschlesinger@babnc.org, nminer@babnc.org, ssavage@babnc.org, edelman@smmc.ca.gov

Dear City Official,

As a 76 year old person who grew up in the Kirkwood Bowl in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance. He has basically stripped the entire lot of vegetation.

On June 28, 2023, the property owner took it upon himself to remove numerous California Black Walnut and Mexican Elderberry trees on this lot . He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner.

As a resident of Laurel Canyon, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. Our wildlife need the shelter and food these trees proved. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

Marilyn Frandsen  
[marilyn.frandsen@gmail.com](mailto:marilyn.frandsen@gmail.com) 213 598-3116



Bryan Ramirez <bryan.ramirez@lacity.org>

## ILLEGAL REMOVAL OF PROTECTED TREES @ 8461 GRANDVIEW DR.

1 message

rand sagers <alecdelta@gmail.com>

Mon, Jul 24, 2023 at 12:58 PM

To: aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org, nithya.raman@lacity.org, emma.taylor@lacity.org, mehmet.berker@lacity.org, mashael.majid@lacity.org, angelenos4trees@gmail.com, trees@ncsa.la, diana@ittakesagarden.com, cmaddren@gmail.com, jhall@laurelcanyon.org, tlongcore@babcnc.org, mmann@babcnc.org, rschlesinger@babcnc.org, nminer@babcnc.org, ssavage@babcnc.org, edelman@smmc.ca.gov, info@kirkwoodbowlfoundation.org

Dear City Officials, et al

As a 26 year resident of the Kirkwood Bowl in Laurel Canyon, I am **OUTRAGED** about the illegal removal of **multiple protected trees** on the property at 8461 Grandview Drive **without required permits** per the California Protected Tree Ordinance. He has stripped the entire lot of vegetation.

On June 28, 2023, the property owner took it upon himself to remove numerous California Black Walnut and Mexican Elderberry trees on this lot . He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and **defiantly** removed more California Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner.

As a resident of Laurel Canyon, we are requesting for any and every City official and representative to hold this individual **ACCOUNTABLE** and demand **STRONG ENFORCEMENT** as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Societies collapse if agreed upon rules and regulations are not sufficiently enforced to ensure compliance.

This is **YOUR** opportunity and responsibility to make sure the **California Protected Tree ordinance** is **stringently** enforced.

Thank you for your consideration in this case.

Your assistance is greatly appreciated.

Rand Sagers

8403 Yucca Trail



Bryan Ramirez <bryan.ramirez@lacity.org>

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## ILLEGAL REMOVAL OF PROTECTED TREES ON 8461 GRANDVIEW

1 message

Ann C <amciminera@gmail.com>

Mon, Jul 24, 2023 at 8:55 AM

To: aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org, nithya.raman@lacity.org, emma.taylor@lacity.org, mehmet.berker@lacity.org, mashael.majid@lacity.org, angelenos4trees@gmail.com, trees@ncsa.la, diana@ittakesagarden.com, cmaddren@gmail.com, jhall@laurelcanyon.org, tlongcore@babcn.org, mmann@babcn.org, rschlesinger@babcn.org, nminer@babcn.org, ssavage@babcn.org, edelman@smmc.ca.gov

Dear City Official,

On or about July 7, I noticed that a lot at 8461 Grand View was being cleared. I assumed it was required maintenance pursuant to the LAFD brush clearance program, however unusual that it would take more than a day to clear and wood chippers would be needed. When I glanced over after the workers finally left, I was shocked to see the lot was completely denuded. I now understand that the owner of the property illegally removed protected California Black Walnut and Mexican Elderberry trees without required permits per the California Protected Tree Ordinance. During, and for about a week afterwards, a hawk kept screeching and was circling the area, I suspect that a hawk nest was also destroyed.

If the owner of this property blatantly defied the city ordinance and, further, continued clearing the lot after being informed to desist work, I strongly urge every City official and representative to hold this individual accountable to the highest degree afforded under the California Protected Tree Ordinance including withholding issuance of building permits for 10 years and levying fines and penalties for such egregious behavior.

Thank you for your consideration in this case.

Ann Ciminera  
8335 Grand View Drive



Exhibit 17

## Think Green Tree Care Inc. Attachments EXHIBIT C

From: Misha Crosby [mishacrosby@yahoo.co.uk](mailto:mishacrosby@yahoo.co.uk)  
Subject: Tree Removal - Grand View Drive - 06/28  
Date: June 23, 2023 at 4:26 PM  
To: [Thinkgreentreecaresales@gmail.com](mailto:Thinkgreentreecaresales@gmail.com)

Hey Raymond, as promised here's the floor plan and the area that needs to be cleared of trees.

The first PDF shows the overall area that needs to have the trees removed highlighted in green.

The other PDF shows the proposed home and the trees that need removing marked in red. (there maybe shrubs and smaller trees, etc, that are not shown on the maps but please clear anything in the green highlighted area that they are able to.

Please make sure the right work is done so that the roots will not cause the trees to grow back.

N.B Of course please do not remove the oak trees or any other protected trees on the lot.

Wednesday 28th 8:30am is what I have currently in the calendar.

Got an ok back from all three neighbors.

Will discuss the logistics of where we can park on the phone but essentially the dump truck should be ok to be in the driveway of 8451 & 8459 (FYI 8451 will be out of town so please park most of the truck on that side). The driveway of 8454 we can not block in the main drive but we can use the spot just to the left of the entrance where I parked when I met you if you need to park another truck there if possible.

Please send me through the \$3200 quote back here so I have it.

Cheers!  
Misha

From: Raymond Salas [thinkgreentreecaresales@gmail.com](mailto:thinkgreentreecaresales@gmail.com)  
Subject: Re: Tree Removal - Grand View Drive - 06/28  
Date: June 23, 2023 at 6:28 PM  
To: Misha Crosby [mishacrosby@yahoo.co.uk](mailto:mishacrosby@yahoo.co.uk)

Will do

On Fri, Jun 23, 2023 at 4:27 PM Misha Crosby <[mishacrosby@yahoo.co.uk](mailto:mishacrosby@yahoo.co.uk)> wrote:

Hey Raymond, as promised here's the floor plan and the area that needs to be cleared of trees.

The first PDF shows the overall area that needs to have the trees removed highlighted in green.

The other PDF shows the proposed home and the trees that need removing marked in red. (there maybe shrubs and smaller trees, etc, that are not shown on the maps but please clear anything in the green highlighted area that they are able to.

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The driveway of 8454 we can not block in the main drive but we can use the spot just to the left of the entrance where I parked when I met you if you need to park another truck there if possible.

Please send me through the \$3200 quote back here so I have it.

Cheers!  
Misha

17

On Wed June 28<sup>th</sup> Raymond of Think Green Tree Care, Inc. and his team arranged to be on site early. I had worked out the parking logistics with the neighbours so that we were not blocking the road for passing traffic on the day.

They proceeded with their work, I had offered to bring the workers drinks up to the lot around noon.

Raymond text me to let me know that there had been an issue from a neighbour who was asking for permits for the trees as she believed they were protected.

I called him to ask what was going on. He told me he said to her that they were not protected and that we could proceed.

I stopped off at the gas station on my way up Laurel Canyon to get the drinks, and received another call from Raymond saying that there was now an environmental lawyer on site and I should come. I arrived shortly after up to the lot where I saw a man, Jamie Hall, filming, and a woman with a dog, Rikki Poulos.

It was not long before Jamie had a camera pointed at me close up asking me if I knew that this was a protected tree, I told him the tree company had informed me that they were not protected and directed the question to the tree company. Jamie then shifted the camera to Raymond and was asking about a specific tree to which he didn't know, at which point I asked Jamie to stop filming. He said that it was public property and that he could still film; at which point I still said I'd rather he didn't as it was very disconcerting whilst we were attempting to figure out what was going on.

Jamie had also said that I needed a certified arborist which I have now come to learn that even as a licenced company, Raymond's company Think Green Tree Care Inc., was not.

There were tree remains in the road blocking my neighbours' driveway and at some point during one of Jamie's speeches one of my neighbours called down to ask that we clear them away. The workers wished to clear them but Jamie had claimed we were "removing evidence". I told him that's not what was happening. I said he was free to take photographs first but we didn't want to continue blocking the street and the driveway. Once he was content he had all the photographs he wanted, I asked if the workers were ok to proceed clearing the remains. He said that they were, and then he began filming again of them disposing of the remains.

I had asked Jamie to get me some sort of verification of what he was saying was true, and he attempted to make a call and left a voice message. I took Jamie at face value with everything he was telling us. I respected his wishes and did not have Think Green Tree Care Inc. proceed.

Jamie had then gone on to mention how they knew about this lot and how they'd managed to stop the previous property owner from building, and Rikki then warned me about how organized they were as a group, and that when the new wildlife ordinance had passed it would be impossible to build.

Rikki had mentioned how they had had bad experiences with developers in the past, and I tried to assure her that I was not a big corporate developer and this was going to be a property for me to live in.

Jamie had asked who sold me that land and if they'd disclosed there were protected trees on the lot and that if he were me he'd sue Berkshire Hathaway for selling me the lot.

Jamie then let me know he had to leave for a hearing and that he'd be reporting me to the city.

I attempted to speak with Jamie several times after this incident about how to proceed. I left both voice messages and texts. On numerous occasions he said that he'd call me back and he did not. He has not gotten back to me since, and I have not spoken with him.



Exhibit 18

Bryan Ramirez <bryan.ramirez@lacity.org>

## Illegal Removal of Protected Southern California Black Walnuts Trees at 8461 Grand View

Jamie Hall <jamie.hall@channellawgroup.com>

Fri, Jul 7, 2023 at 12:52 PM

To: Hector Banuelos <hector.banuelos@lacity.org>, Bryan Ramirez <bryan.ramirez@lacity.org>, david.miranda@lacity.org, Stephen Duprey <stephen.duprey@lacity.org>

Cc: Rikki Poulos <redazine@pacbell.net>, Kevin James <kevin.james@lacity.org>, Aidan O'Brien <apobr@yahoo.com>, Hydee Feldstein Soto <Hydee.FeldsteinSoto@lacity.org>, Stella Grey <sgrey@babnc.org>, Wendy-Sue Rosen <RosenFree@aol.com>, Paul Edelman <edelman@smmc.ca.gov>, Board LCA <board@laurelcanyon.org>

I am writing on behalf of the Laurel Canyon Association and the Laurel Canyon Land Trust, of which I am the President, to report illegal removal of mature protected Southern California Black Walnut Trees at 8461 Grand View (APN 5556-017-004) on June 28, 2023 and July 7, 2023. I took video and pictures on June 28, 2023. You can watch one of these videos at [https://share.icloud.com/photos/031\\_uwosi3-IN2IDHPdwX2GLw](https://share.icloud.com/photos/031_uwosi3-IN2IDHPdwX2GLw).

The owner is Misha Crosby. His phone number is 310-717-9973. His e-mail is [misha@mishacrosby.com](mailto:misha@mishacrosby.com).

The owner and the tree cutter admitted to not having a tree report or conducting a protected tree report. And there is no question that these are protected black walnut trees. A previous owner tried to develop the lot and submitted an application to remove protected trees (See Service Request No. 1-518418141). This development effort failed and the property was sold to Mr. Crosby.

Even though the owner was advised by me on June 28, 2023 that the activity was illegal, he hired ANOTHER tree cutter to remove the remaining protected trees on July 7, 2023. This activity is currently occurring and we are requesting immediate enforcement action. Can you send a UFD representative to the property right now?

I have cc'd the Laurel Canyon Association Board of Directors as well as representatives from Councilmember Raman, the City Attorney's Office and the Santa Monica Mountains Conservancy.

This is egregious conduct and we are demanding a formal investigation and the imposition of appropriate penalties, including withholding of building permits for up to 10 years. The owner admitted that he removed the trees in order to facilitate development.







**Jamie T. Hall**  
Channel Law Group, LLP  
8383 Wilshire Blvd., Suite 750  
Beverly Hills, CA 90211  
Main Number: (310) 347-0050  
Direct: (310) 982-1760  
Fax: (323) 723-3960  
Email: [jamie.hall@channellawgroup.com](mailto:jamie.hall@channellawgroup.com)  
Website: [www.channellawgroup.com](http://www.channellawgroup.com)

\* To Book a Meeting with Me Via Zoom Visit <https://calendly.com/channellaw/zoom-meeting-with-jamie>

\*\*\*\*NOTICE\*\*\*\*

I receive many e-mails on a daily basis and am unable to respond to all of them despite my best efforts. If you have sent me an e-mail that requires my attention and I have not responded, it may have been overlooked. In this situation, I ask that you call my office at 310-982-1760. My receptionist will ensure your e-mail is elevated and a response received. Thank you for your patience and understanding.

\*\*\*\*CONFIDENTIAL & PRIVILEGED TRANSMISSION\*\*\*\*

The information contained within this e-mail and any attached document(s) is confidential and/or privileged. It is intended solely for the use of the addressee(s) named above. Unauthorized disclosure, photocopying, distribution or use of the information contained herein is prohibited. If you believe that you have received this e-mail in error, please notify the sender by reply transmission and delete the message without copying or disclosing it.



*Please consider the environment before printing this email*



**Prior Tree Removal Permit Service Request.pdf**  
144K

- **August 18, 2023 - BR-050 Inspected Site.** Arrived at subject location at approximately 10:45 Am. Bryan Ramirez (BR-050) and Stephen Duprey (SD), Street tree superintendent, were met by property owner Misha Crosby. After brief conversation, addressing the Property Owner's questions, Bryan and Stephen descended into the steep hillside to perform onsite inventory of trees. A total of (9) Southern California Black Walnut Stumps and (1) Mexican elderberry were documented during the Site visit. Numerous other stumps were also observed. Small sprouts of these numerous "other stumps" revealed Sumac/Non protected/undetermined species. It is not feasible to ascertain the Definite measurement of exact Diameter at Breast Height (DBH)/Diameter at Standard Height(DSH) during the inspection. Diameter of Stumps close to ground level was recorded.
- Survey provided within Misha Crosby's response assisted in referencing the actual documented diameter of trees (see Exhibit 13) relative to the location identified by UFD Superintendents Bryan Ramirez and Stephen Duprey.

#### UFD recorded Stumps

- Walnut -Stump #1: 9",7",9",3" - Recorded Survey Diameter 12" 6"
- Walnut -Stump #2: 6",6" - Recorded Survey Diameter 10"
- Non Protected species -Stump #3:
- Undetermined Species -Stump #4: 2.5",2",3",2"
- Walnut -Stump #5: 11",9",6",6.5" - Recorded Survey Diameter 8" 8" 8"
- Undetermined Species -Stump #6: 16",3"
- Undetermined Species -Stump #7: 13"
- Walnut -Stump #8: 18" - Recorded Survey Diameter 30"
- Walnut -Stump #9: 10",7" - Not recorded on Survey
- Walnut -Stump #10: 5",7" - Not recorded on Survey
- Walnut -Stump #11: 6",5",7",5",3" - Recorded Survey Diameter 20"
- Elderberry #12: 6",10" - Recorded Survey Diameter 12"
- Walnut -Stump #13: 8",2",3" Recorded Survey Diameter 20"
- Walnut -Stump #14: 4",7",8",6",14" Recorded Survey Diameter 24"



# UFD reco Stumps

- Walnut -Stump #1: 9", 7", 9", 3" - Recorded Survey Diameter 12", 6"
- Walnut -Stump #2: 6", 6" - Recorded Survey Diameter 10"
- Non Protected species -Stump#3:
- Undetermined Species -Stump #4: 2.5", 2", 3", 2"
- Walnut -Stump #5: 11", 9", 6", 6.5" - Recorded Survey Diameter 8", 8", 8"
- Undetermined Species -Stump #6: 16", 3"
- Undetermined Species -Stump #7: 13"
- Walnut -Stump #8: 18" - Recorded Survey Diameter 30"
- Walnut -Stump #9: 10", 7" - Not recorded on Survey
- Walnut -Stump #10: 5", 7" - Not recorded on Survey
- Walnut -Stump #11: 6", 5", 7", 5", 3" - Recorded Survey Diameter 20"
- Elderberry #12: 6", 10" - Recorded Survey Diameter 12"
- Walnut -Stump #13: 8", 2", 3" Recorded Survey Diameter 20"
- Walnut -Stump #14: 4", 7", 8", 6", 14" Recorded Survey Diameter 24"



Bryan Ramirez  
4:25 PM Aug 18



Picture not taken for Walnut 13- Incident. Stephen  
duprey fell/slid down the hill at this point. - Distracted  
assisting stephen- forgot to take pic.

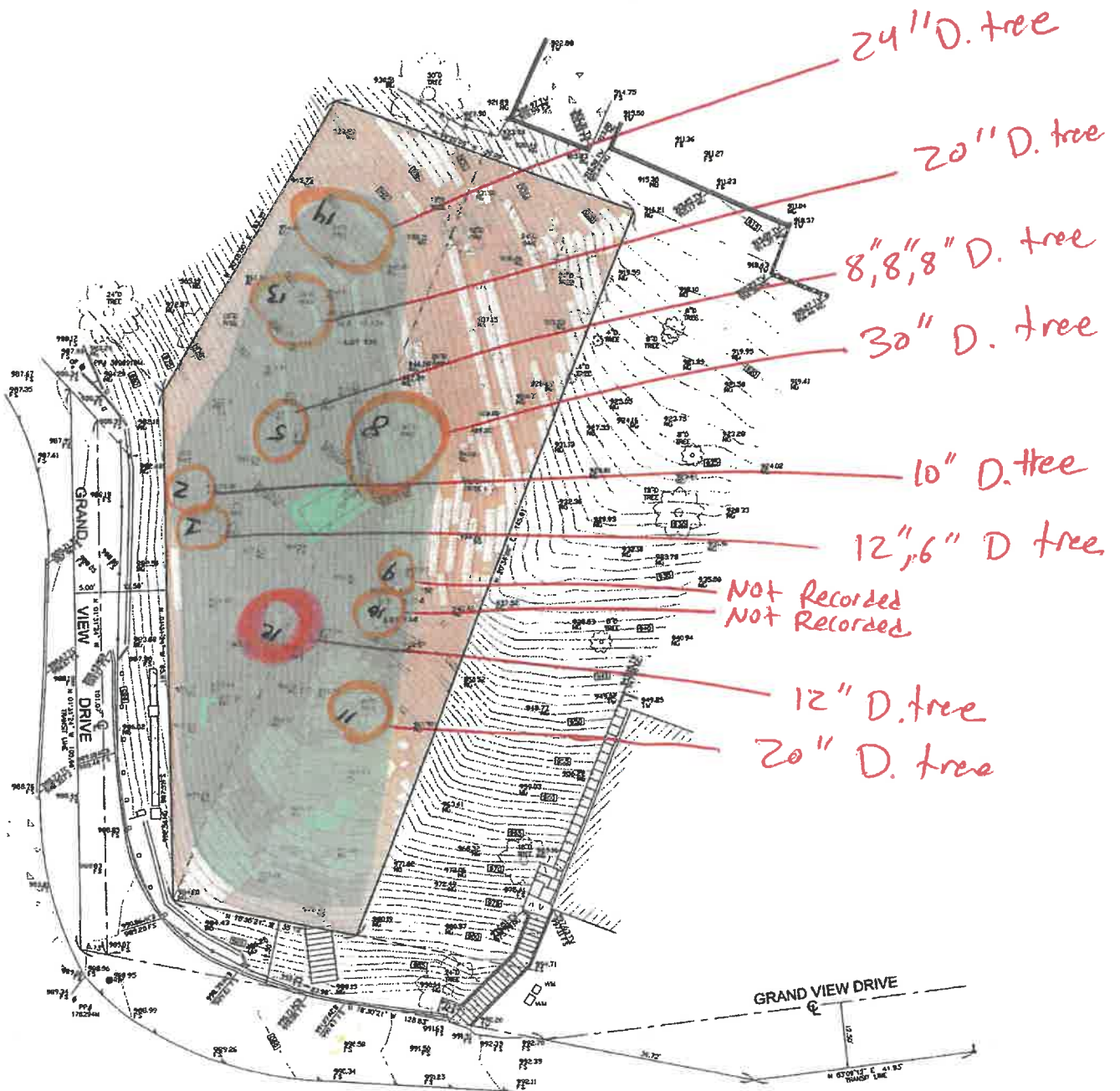
Reply or add others with @



Exhibit 13

UFD.  
Red Pen

Think Green Tree Care Inc. Attachments EXHIBIT D



















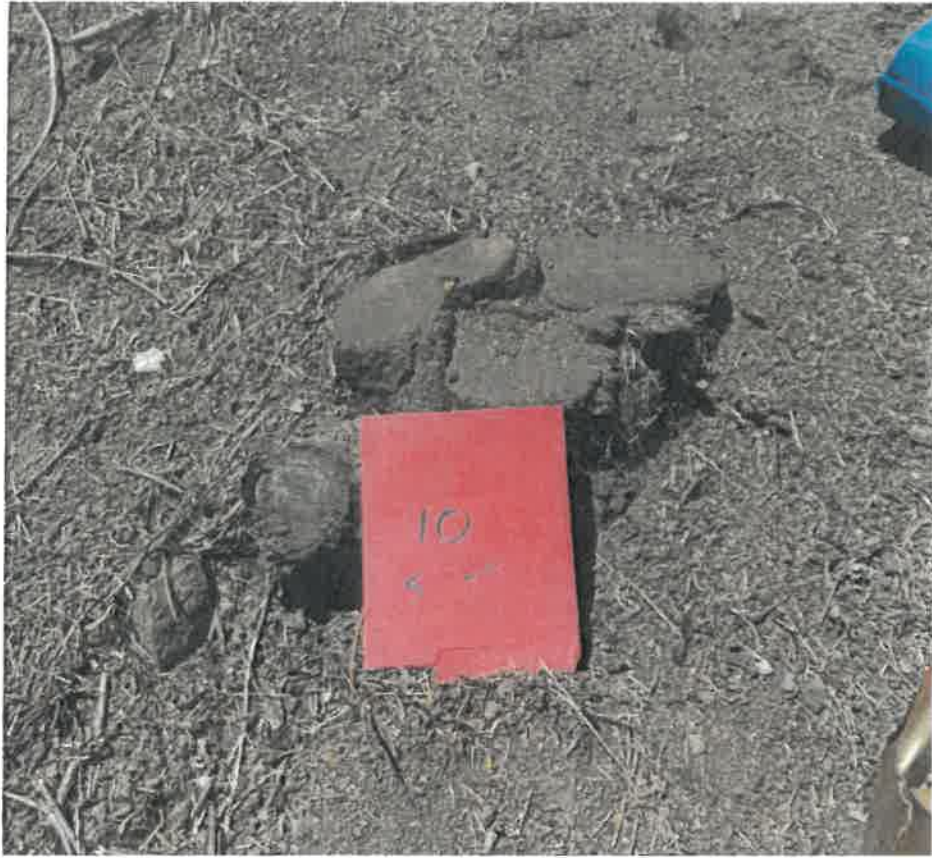






















## Work Information

**Work Record 1**

Work ID <b>259570</b>	Project <b>UFD_TBD</b>
Work Order	Work type <b>UFD MyLA311 Service Request</b>
Priority <b>1_High</b>	Work Species <b>Juglans californica (southern California black walnut)</b>
DBH <b>4</b>	Condition <b>N/A</b>
Work Result	SR Status <b>Pending</b>
SR Number <b>1-4377422511</b>	SR Type <b>311: Street Tree Violations</b>
SR Subtype <b>Illegal Tree Removal</b>	SR Address <b>8461 W GRAND VIEW DR, 90046</b>
SR Location <b>Private Property Protected</b>	Thomas Bros <b>592-J4</b>
SR Creation Time <b>07/07/2023 14:36:47</b>	SR Pending Time <b>09/17/2023 08:40:09</b>
SR Closed Time	MyLA311 Last Changed By <b>Bryan Ramirez</b>
SR Pending Changed By	SR Field Check <b>N/A</b>
Property Damage <b>N/A</b>	Birds Present <b>No</b>
SR Pending (Work Required) <b>Inspected</b>	Constituent Contact <b>No</b>
SR Closed (ONLY Use if Work is Completed)	Status <b>Requested</b>
Requested Date <b>7/7/2023</b>	Scheduled Date
Completed Date	Work Crew <b>UFD_TBD</b>
Time <b>0 Hours 0 Minutes</b>	Cost <b>\$0.00</b>
Last Changed By <b>Bryan Ramirez (UFD)</b>	Last Changed Date <b>9/17/2023</b>

Comments	
Integration User (DRG) Request Submitted by BR-050 on behalf of original requester. UFD Has received request and will address accordingly. pending Site inspection by UFD Staff as of 07/07/23. - Comment made by Bryan Ramirez	2023-07-07 17:40:24 Guests, Contractors
Integration User (DRG) Service Request created on behalf of requester. - Comment made by Bryan Ramirez	2023-07-07 17:40:24 Contractors
Bryan Ramirez (UFD) UFD Inspector was dispatched/en-route Friday July 7, 2023 1:33 Pm. STATUS: Awaiting Field inspection findings.	2023-07-07 17:43:17 Guests
Alex Alcaraz (UFD) On Friday July 7th, 2023 at approximately 2:45PM UFD inspector Ignacio Alvarado arrived at the property 8461 Grand View Dr, Los Angeles, CA 90046 to inspect the possible removal of protected trees. Upon his arrival and inspection of the entire property the observations are as follows: After further investigation of the subject property, a determination was made that there was in fact a violation of Ordinance No. 186873. Multiple protected trees were removed from the property as clear remnants (tree stumps/leaf litter) of protected species were still visible upon inspection. All trees had been previously removed therefore only tree stumps remain. The findings are as follows: Southern California Black Walnut ( <i>Juglans californica</i> ) Total Trees Removed: 5	2023-07-11 13:46:04 Contractors
Bryan Ramirez (UFD) STATUS UPDATE: UFD shall draft, finalize and Mail initial NTC.	2023-07-14 18:26:16
Bryan Ramirez (UFD) Misha Dear Bryan, I just received your notice from the post office yesterday after returning from a work trip and am in the process of looking into a tree expert to comply with your request. The letter is asking for the reports and letter by tomorrow. Would you please extend the timeline for me by a few weeks so that I may have time to hire the appropriate people and make the arrangements you've requested? Many thanks, Misha Crosby Bryan Ramirez Hello Misha, Thank you for reaching out to me. I will make note that an effort to contact our department was made. I will coordinate internally with staff and inquire about extending the deadline. I will advise accordingly. regards,	2023-07-27 17:53:57
Bryan Ramirez (UFD) Good afternoon Bryan, I would like to provide further clarification regarding the inspection conducted by UFD inspector Ignacio Alvarado * The UFD inspector made no contact with the public/property owner. Upon his arrival there was no one present on site. * The entire property contained more than 5 total tree removals. But only 5 of those tree removals were identified as Black Walnut. * The inspector made a visual inspection and collected photographic evidence of Black Walnut remnants (additional photos attached). Given the trees had been previously removed the remaining stumps were consistent with appearance, bark, color, and texture of a Black Walnut Tree. Black Walnut tree limbs, leaf litter, and fruit were also observed on the ground near the remaining stumps. * Yes, google history was referenced but, only as an initial tool for investigation * TK8 does not reflect the actual location of the remaining stumps but rather used as a reference point for their loca	2023-08-03 11:47:29

Bryan Ramirez (UFD)

2023-08-06 11:16:11

UFD SITE INSPECTION performed on Date: Aug 5, 2023 By (BR-050). Service Request Number: 1-4377422511. SR Type 311: Street Tree Violations. SR Subtype: Illegal Tree Removal. SR Location: Private Property Protected. Observations were taken while standing along the Northern portion of Grand View Drive. Topography is steep / downhill. There is a significant decline in elevation from the property's frontage, toward the rear of the Lot. There were nine stumps observed at time of inspection at the following address: 8461 Grand View Drive. - NOTE: onsite walkthrough was not performed. Observations were made at a distance of approximately ten to fifty feet from actual stumps. Diameter of the stumps is undetermined at time of inspection. Eight of the nine stumps observed at time of inspection display evidence of regrowth/living green tissue, manifested by epicormic shoots measuring approximately three to eight inches in height sprouting from Stumps. One of the nine stumps is not displaying epicormic shoots at time of inspection, located at the south western portion of Lot. BORDERING LOTS: Three Southern California Black Walnut (*Juglans californica*) trees of qualifying protected size remain at 8455 W Grand View Drive, bordering the eastern portion of the subject lot. One Southern California Black Walnut (*Juglans californica*) of qualifying protected size remains along with a significant population of trees and shrubs, both native and non native were observed at 8467 W Grand View drive, bordering the Western portion of the subject lot.

Bryan Ramirez (UFD)

2023-08-08 17:17:24

Bryan Ramirez 2:11 PM Hello Mr. Hall. I hope this Email finds you well. I am kindly following up with a request for further information. A previous correspondence from you stated: "Even though the owner was advised by me on June 28, 2023 that the activity was illegal, he hired ANOTHER tree cutter to remove the remaining protected trees on July 7, 2023." Would you please elaborate on the initial communication that took place on June 28, 2023? Was UFD contacted to report the initial alleged illegal activity (unpermitted tree removals)?- If so please forward any correspondence. Any voluntary information/statements, that you or any constituent may be able to provide, would be greatly appreciated as UFD finalizes collection of facts/documents. attentively,

Bryan Ramirez (UFD)

2023-08-17 09:28:06

BR-050 reached emailed LADBS - Sergio Valenzuela, Principal Inspector on 8/17/23 to obtain any potential background information relevant to the property. BR-050 reviewed LADBS permit history available on website, it became apparent that a previous owner submitted permit applications for a proposed project. I noted that these were never approved, then the property changed ownership. BR-050 inquired of the possibility to obtain a bit more insight on potential reasons for this, or potential challenges noted by LADBS resulting in permits not being issued. Confirm was also sought to ascertain if there has been any recent activity for application submittals.

Bryan Ramirez (UFD)

2023-08-17 09:50:41

On 08/17/2023 - BR-050 Emailed Property Owner 'The Urban Forestry Division (UFD) is near concluding its investigation process relative to the alleged tree violation reported at 8461 West Grand view Dr. Please advise on your disposition to allow a UFD inspector to enter/walk the property to collect current photographs of the existing site conditions. I will attentively await your response.'

Bryan Ramirez (UFD)

2023-09-17 11:29:48

TIMELINE 08/20/2021 - Property was purchased by Mr. Misha Benjamin Crosby [Exhibit 4] 08/- -/2022 - There were protected trees on the property [Exhibit 10] 01/27/2023 - Mr. Misha B. Crosby obtained 'Soils report' for the property [Exhibit 7] 03/15/2023 - LADBS approval letter issued for the property 06/28/2023 - Unpermitted removal of tree(s) shrubs(s) began on the subject lots. [Exhibit 8] Property Owner was made aware of unpermitted activity by constituents. (Tree work was halted) 07/07/2023 - Un permitted removal of tree(s) shrubs(s) resumed on the subject lots [Exhibit 12] UFD was made aware of alleged unpermitted tree removal by constituents [Exhibit 18] UFD responded and performed onsite inspection confirming a violation of the LAMC. 07/14/2023 - UFD mailed a notice to comply (Certified Mail) to Property Owner [Exhibit 15] 07/25/2023 - Property Owner received Notice to Comply (Certified Mail) [Exhibit 15] 08/01/2023 - Property owner provided a response as per the NTC. [Exhibit 12] 08/19/2023 - Onsite field assessment of property was performed by Bryan Ramirez and Stephen Duprey with the consent of the property owner. Photographs and findings were captured. [Exhibit 19]



Bryan Ramirez (UFD)	2023-09-17 11:29:59
HISTORY 03/27/2018 - Tree removal application (previous owner) submitted to UFD- No permit on record. along with the application was submitted a Protected Tree report [Exhibit 9]	
Bryan Ramirez (UFD)	2023-09-17 11:30:08
ATTACHMENTS [Exhibit 1]Notice of Admin Hearing [Exhibit 2]Notice Affecting real property [Exhibit 3]Notice Affecting Real prop. Recorded [Exhibit 4]Grand/Deed proof of ownership [Exhibit 5]Tax Search/proof of ownership [Exhibit 6]Sale record, opportunity to build [Exhibit 7]Geosoils letter Misha Crosby [Exhibit 8] Screenshots of Video removal 06/28/23 [Exhibit 9]previous tree removal application 2018 [Exhibit 10]Screenshots of Google street view [Exhibit 11]Inspection photos of removed trees [Exhibit 12]Owner's formal Statement [Exhibit 13]UFD tree inventory [Exhibit 14]Number of trees - Owner's statement [Exhibit 15]proof of mailing [Exhibit 16]Community statements [Exhibit 17]Date of tree removals [Exhibit 18]Constituent statement of advisement [Exhibit 19]UFD Inspection findings [Exhibit 20]Species information indicating age	
Bryan Ramirez (UFD)	2023-09-17 11:30:21
TREE REMOVAL FINDINGS: (7) walnut trees and (1) Mexican elderberry shrub were removed Approx Age of trees: More than 10 years old - Determination is based on Google street view imagery and USDA Species description [Exhibit 20] UFD recorded Stumps Walnut -Stump #1: 9",7",9",3" - Recorded Survey Diameter 12",6" Walnut -Stump #2: 6",6" - Recorded Survey Diameter 10" Non Protected species - Stump#3: Undetermined Species -Stump #4: 2.5",2",3",2" Walnut -Stump #5: 11",9",6",6.5" - Recorded Survey Diameter 8",8",8" Undetermined Species -Stump #6: 16",3" Undetermined Species -Stump #7: 13" Walnut -Stump #8: 18" - Recorded Survey Diameter 30" Walnut -Stump #9: 10",7" - Not recorded on Survey - may not have been viable trees Walnut -Stump #10: 5",7" - Not recorded on Survey - may not have been viable trees. Walnut -Stump #11: 6",5",7",5",3"- Recorded Survey Diameter 20" Elderberry #12: 6",10" - Recorded Survey Diameter 12" Walnut -Stump #13: 8",2",3" Recorded Survey Diameter 20" Walnut -Stump #14: 4",7",8",6",14" Recorded Survey Diameter 24"	
Bryan Ramirez (UFD)	2023-09-17 11:35:35
August 18, 2023 - BR-050 Inspected Site. Arrived at subject location at approximately 10:45 Am. Bryan Ramirez (BR-050) and Stephen Duprey (SD), Street tree superintendent, were met by property owner Misha Crosby. After brief conversation, addressing the Property Owner's questions, Bryan and Stephen descended into the steep hillside to perform onsite inventory of trees. A total of (9) Southern California Black Walnut Stumps and (1)Mexican elderberry were documented during the Site visit. Numerous other stumps were also observed. Small sprouts of these numerous "other stumps" revealed Sumac/Non protected/undetermined species. It is not feasible to ascertain the Definite measurement of exact Diameter at Breast Height (DBH)/Diameter at Standard Height(DSH) during the inspection. Diameter of Stumps close to ground level was recorded. Survey provided within Misha Crosby's response assisted in referencing the actual documented diameter of trees (see Exhibit 13) relative to the location identified by UFD Superintendents Bryan Ramirez and Stephen Duprey.	



Exhibit 20.

## Index of Species Information

SPECIES: *Juglans californica*

- [Introductory](#)
- [Distribution and Occurrence](#)
- [Management Considerations](#)
- [Botanical and Ecological Characteristics](#)
- [Fire Ecology](#)
- [Fire Effects](#)
- [References](#)

20

### Introductory

SPECIES: *Juglans californica*

**AUTHORSHIP AND CITATION:**

Esser, Lora. 1993. *Juglans californica*. In: Fire Effects Information System, [Online]. U.S. Department of Agriculture, Forest Service, Rocky Mountain Research Station, Fire Sciences Laboratory (Producer). Available: <https://www.fs.usda.gov/database/feis/plants/tree/jugcal/all.html> [2023, September 16].

**ABBREVIATION:**

JUGCAL

**SYNONYMS:**

*Juglans californica* S. Watson var. *californica*

**NRCS PLANT CODE:**

JUCA

**COMMON NAMES:**

southern California walnut  
California walnut  
California black walnut  
southern California black walnut

**TAXONOMY:**

The scientific name of southern California walnut is *Juglans californica* S. Watson [19,25,37]. Southern California walnut hybridizes readily with black walnut (*J. nigra*) and English walnut (*J. regia*).

**LIFE FORM:**

Tree

**FEDERAL LEGAL STATUS:**

None [37]

**OTHER STATUS:**

Southern California walnut woodland is severely threatened by urbanization. The Nature Conservancy, in cooperation with the state of California, is giving high priority to acquiring vegetative/habitat data on the woodland. They list it as one of California's rare and imperiled natural communities [1,5].

### DISTRIBUTION AND OCCURRENCE

SPECIES: *Juglans californica*

**GENERAL DISTRIBUTION:**

Southern California walnut is endemic to California [10]. The current distribution of southern California walnut-dominated forests and woodlands is limited to the Santa Clarita River drainage in the vicinity of Sulphur Mountain, small stands in the Simi Hills and Santa Susana Mountains, the north slope of the Santa Monica Mountains, and the San Jose, Puente, and Chino hills. The best remaining stands are in the San Jose Hills [8]. Outside of this range, southern California walnut occurs in Santa Barbara, western San Bernardino, and northern San Diego counties [25]. It is conspicuously absent from the coastal foothills of the Santa Ana Mountains, San Diego County [33].

Southern California walnut is cultivated in Hawaii [38].

**ECOSYSTEMS:**

FRES28 Western hardwoods  
FRES34 Chaparral - mountain shrub

**STATES:**

CA HI

**BLM PHYSIOGRAPHIC REGIONS:**

3 Southern Pacific Border  
7 Lower Basin and Range

**KUCHLER PLANT ASSOCIATIONS:**

K030 California oakwoods  
K033 Chaparral  
K035 Coastal sagebrush

**SAF COVER TYPES:**

246 California black oak  
248 Knobcone pine  
249 Canyon live oak  
250 Blue oak - gray pine  
255 California coast live oak

**SRM (RANGELAND) COVER TYPES:**

NO-ENTRY

**HABITAT TYPES AND PLANT COMMUNITIES:**

Southern California walnut woodland may be monospecific or mixed. Coast live oak (*Quercus agrifolia*) frequently codominants in the walnut woodland [13]. Between Santa Barbara and Orange counties, southern California walnut is locally dominant or codominant in the coast live oak phase of oak woodland [1,8]. Narrow, isolated stands of southern California walnut sometimes occur in chaparral [29]. Occasionally, southern California walnut is found in coastal sage scrub [9].

Classifications naming southern California walnut as a dominant or indicator species are as follows:

Community ecology and distribution of California hardwood forests and woodlands [1]

Californian evergreen forest and woodland [5]

Oak woodland [8]

Vegetation types of the San Gabriel Mountains [9]

Demographic structure of southern California walnut (*Juglans californica*; Juglandaceae) woodlands in southern California [13]

An introduction to the plant communities of the Santa Ana and San Jacinto Mountains [33].

Associated species not previously mentioned include arroyo willow (*Salix lasiolepis*), California sycamore (*Platanus racemosa*), white alder (*Alnus rhombifolia*), California bay (*Umbellularia californica*), laurel sumac (*Malosma laurina*), sugar sumac (*Rhus ovata*), toyon (*Heteromeles rbutifolia*), Mexican elder (*Sambucus mexicana*), redberry (*Rhamnus crocea*), coffeeberry (*R. californica*), hollyleaf cherry (*Prunus ilicifolia*), birchleaf mountain-mahogany (*Cercocarpus betuloides*), California scrub oak (*Quercus dumosa*), poison-oak (*Toxicodendron diversilobum*), spiny ceanothus (*Ceanothus spinosus*), bigpod ceanothus (*C. megacarpus*), California sagebrush (*Artemisia californica*), California buckwheat (*Eriogonum fasciculatum*), black sage (*Salvia*

mellifera), fuchsia-flower gooseberry (*Ribes speciosum*), brome (*Bromus* spp.), wild oat (*Avena fatua*), sweet-scented bedstraw (*Galium triflorum*), rape mustard (*Brassica rapa*), wildrye (*Elymus* spp.), and Mexican whorled milkweed (*Asclepias fascicularis*) [9,13,14,18,24,28].

## MANAGEMENT CONSIDERATIONS

### SPECIES: *Juglans californica*

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#### IMPORTANCE TO LIVESTOCK AND WILDLIFE:

Southern California walnut forests and woodlands provide favorable habitat for a number of vertebrates and invertebrates. A 2-year survey in a southern California walnut woodland in the San Jose Hills found 29 species of diurnal birds [25]. Many rodents, including California ground squirrels and western gray squirrels, eat the nuts [11,25]. The nuts are rarely eaten by deer [25].

#### PALATABILITY:

NO-ENTRY

#### NUTRITIONAL VALUE:

NO-ENTRY

#### COVER VALUE:

Larger southern California walnut trees provide excellent cover for deer, nesting birds, and rodents [25]. Raptors such as owls use the upper reaches of trees as roosts and nesting places. California ground squirrels dig burrows at the bases of old trees [25].

#### VALUE FOR REHABILITATION OF DISTURBED SITES:

Southern California walnut has been successfully planted for erosion control on road slopes with deep soil at elevations below 3,500 feet (1,066 m). Best growth is achieved in partial shade [11]. In Los Angeles County, southern California walnut was planted in brush wattles during construction of a road fill. Trees reached heights of 12 feet (3.7 m) in 10 years [11].

#### OTHER USES AND VALUES:

Humans eat the nuts of southern California walnut, but the nuts are not grown commercially [25]. Chumash Indians ate the walnuts and used the nutshells for dice. They used the bark for making baskets [31]. Southern California walnut is suitable for ornamental landscaping and is widely planted in urban forestry projects [11,13].

#### OTHER MANAGEMENT CONSIDERATIONS:

Southern California walnut communities are in decline [5,10]. Threats include urban and rural development, overgrazing, and increased recreational use of walnut woodlands [14,25]. In Aliso Creek, Chino Hills State Park, cattle grazing initiated dry conditions, which were worsened by a 5-year drought. The resulting very dry environment hindered survival of walnut seedlings [14]. Grazing has been the principal economic activity in California walnut forests and woodlands for 200 years. The species composition of the southern California walnut woodland understory in the Puente and San Jose hills is attributed to overgrazing by cattle [25].

**Pathogens:** Southern California walnut is highly susceptible to crown (*Phytophthora* spp.) rots. Walnuts planted in soil infested with *P. citricola* and flooded for 48 hours biweekly showed reduced growth and high rates of mortality [17].

In the San Jose Hills, southern California walnut develop heart rot between 20 to 30 years of age. Portions of the trunk and older limbs subsequently become infested with termites and wood-boring beetles. Older multistemmed trees often have some stems that are healthy, some with heart rot, and others that are dead [25].

## BOTANICAL AND ECOLOGICAL CHARACTERISTICS

## **SPECIES: *Juglans californica***

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### **GENERAL BOTANICAL CHARACTERISTICS:**

Southern California walnut is a native, deciduous tree that grows from 20 to 49 feet (6-15 m) tall [15,21]. It varies considerably in morphology according to the age of the tree and site characteristics. Trees in savanna woodland tend to have multiple trunks which grow outward from a ring at the base, giving younger trees the appearance of "V"-shaped shrubs. Trees in more dense stands tend to be single-stemmed and taller [13,25]. The strongly scented trunk is blackish brown and becomes deeply furrowed with age [15]. The root system is extensive, often with a deep taproot [11]. The leaves are 1.5 to 3 inches (3.5-7.5 cm) long [15]. Southern California walnut trees live to be about 100 years old [11].

Southern California walnut is monoecious [15,21]. Slender staminate catkins develop on the wood of the previous year. Pistillate flowers are borne singly or in clusters in short terminal spikes on the current year's growth [4]. The globose fruit is contained in an indehiscent husk or shell that does not open at maturity [4,15].

### **RAUNKIAER LIFE FORM:**

Phanerophyte

### **REGENERATION PROCESSES:**

Sexual reproduction: Southern California walnut produces seed at 5 to 8 years of age [4]. Variations in precipitation from year to year can affect fruit production and seedling establishment. In drought years little or no fruit is produced [13]. Seeds do not have a dormancy period and usually germinate within 4 weeks of dispersal [4,13]. In the spring in the San Jose Hills, densities of 4,742 seedlings per acre (2,000/ha) have been reported [25]. The western gray squirrel may be an important dispersal agent for walnut seed [25].

Vegetative reproduction: Southern California walnut sprouts from the root crown and trunk following cutting or burning [25,29].

### **SITE CHARACTERISTICS:**

Southern California walnut occurs in a mediterranean climate, characterized by mild, wet winters and hot, dry summers [12]. Trees generally occur on mesic sites such as north slopes, creekbeds, canyon bottoms, and alluvial terraces [5,19,25]. Trees grow best in deep, alluvial soils with high water-holding capacity. Soils are high in clay content [10,25]. At California State Polytechnic University, soils beneath walnut forests are 3.3 feet (1 m) deep [25].

Elevation: Although southern California walnut has been successfully planted at elevations up to 3,500 feet (1,066 m), it usually occurs from 500 to 2,500 feet (150-760 m) elevation [1,25].

### **SUCCESSIONAL STATUS:**

NO-ENTRY

### **SEASONAL DEVELOPMENT:**

Southern California walnut leaves appear in January and February, with all trees in full leaf by March [25]. Trees on warmer or drier sites develop leaves several weeks earlier than those in cooler, more mesic locations. Flowering begins about the same time as leaf production, with fruits developing to full size during spring. By late summer fruits have matured. Fruit abscission begins in October and November, but some fruits remain on the tree throughout winter [25].

## **FIRE ECOLOGY**

## **SPECIES: *Juglans californica***

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### **FIRE ECOLOGY OR ADAPTATIONS:**

Southern California walnut has large woody platforms at the soil surface. The platforms shield the meristematic tissue beneath them from fire. After fire, sprouts surround the platforms, resulting in multiple



trunks [25]. According to Quinn [25], the basal platforms are an adaptation to fire similar to the lignotuber.

Most southern California walnut woodlands are subject to periodic fires. Fire is an annual possibility in most locations, where dead annual grasses are present beneath and between the trees during the summer fire season [25].

#### **FIRE REGIMES:**

Find fire regime information for the plant communities in which this species may occur by entering the species name in the [FEIS home page](#) under "Find Fire Regimes".

#### **POSTFIRE REGENERATION STRATEGY:**

Tree with adventitious-bud root crown/soboliferous species root sucker

## **FIRE EFFECTS**

### **SPECIES: *Juglans californica***

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#### **IMMEDIATE FIRE EFFECT ON PLANT:**

Southern California walnut trees are top-killed by most fires [25].

#### **PLANT RESPONSE TO FIRE:**

Southern California walnut recovers well from fire. It sprouts vigorously from the trunk and root crown when top-killed by fire, but does not produce seedlings, an indication that most seeds are killed by fire [11]. In Los Angeles County, 10-year-old southern California walnuts were severely burned. Sprouts from the root crowns reached 5 feet (1.5 m) during postfire year 1 [11]. Southern California walnut was sprouting from the root crown 3 years and 8 months after a fire in Big Sycamore Canyon, Ventura County, in the fall of 1973 [29].

Several hundred trees were burned in July 1989 at California State Polytechnic University. One year after fire there was no evidence of dead trees, even though most of the branches and stems had been top-killed. Almost all of the trees sprouted from the root crown within 6 weeks of the fire [25].

#### **FIRE MANAGEMENT CONSIDERATIONS:**

In plant communities near urban areas, the overstory of oak and walnut is a special resource that managers usually protect from fire. However, the understory of these forests can be burned during cool weather to eliminate accumulated ground fuels and produce a shaded fuelbreak [28].

Quinn [25] suggested that prescribed fires of low intensity, at intervals of several years, be tested for their effects on southern California walnut communities.

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### **SPECIES: *Juglans californica***

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2007.

Walnut

Elderberry

Walnut





2014-

Walnut

Elderberry

walnut.

Approx Age Elderberry.  
15 yrs.

Approximate Age Walnuts  
All over 10 yrs

**From:** Misha Crosby mishacrosby@yahoo.co.uk  
**Subject:** Tree Removal - Grand View Drive - 06/28  
**Date:** June 23, 2023 at 4:26 PM  
**To:** Thinkgreentreecaresales@gmail.com



Hey Raymond, as promised here's the floor plan and the area that needs to be cleared of trees.

The first PDF shows the overall area that needs to have the trees removed highlighted in green.

The other PDF shows the proposed home and the trees that need removing marked in red. (there maybe shrubs and smaller trees, etc, that are not shown on the maps but please clear anything in the green highlighted area that they are able to.

Please make sure the right work is done so that the roots will not cause the trees to grow back.

N.B Of course please do not remove the oak trees or any other protected trees on the lot.

**Wednesday 28th 8:30am** is what I have currently in the calendar.

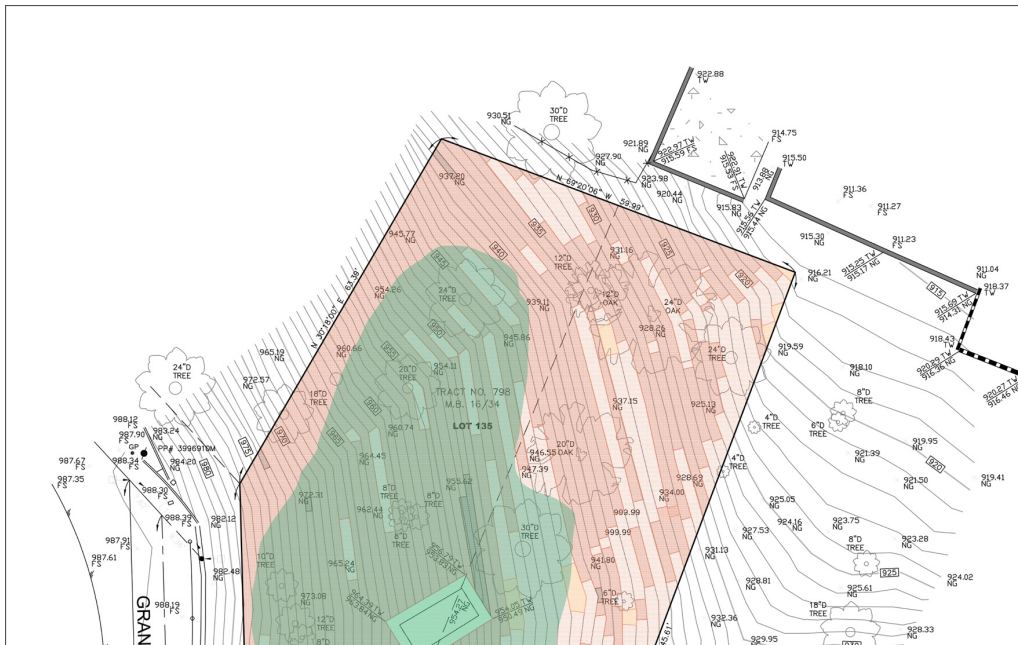
Got an ok back from all three neighbors.

Will discuss the logistics of where we can park on the phone but essentially the dump truck should be ok to be in the driveway of 8451 & 8459 (FYI 8451 will be out of town so please park most of the truck on that side).

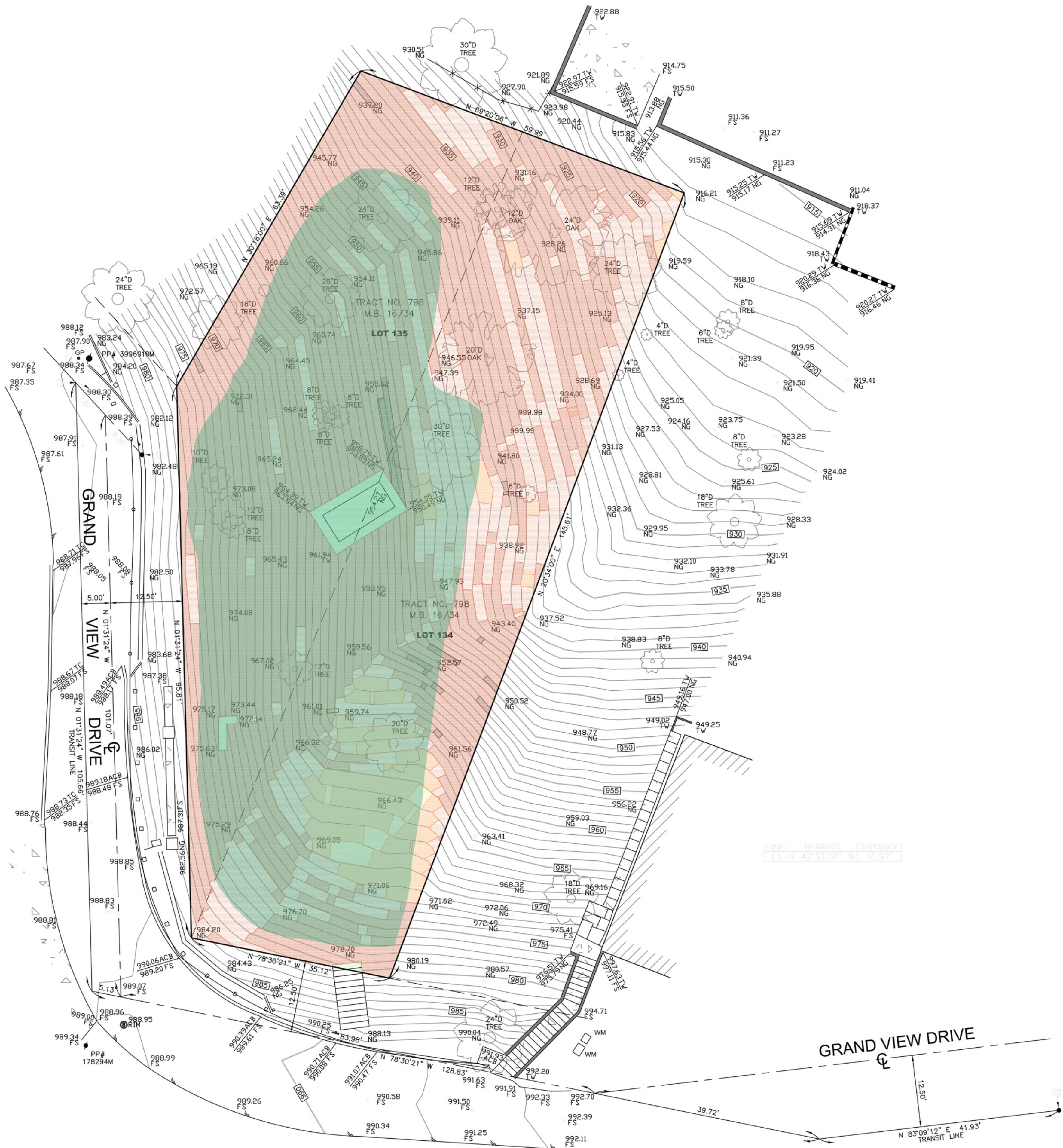
The driveway of 8454 we can not block in the main drive but we can use the spot just to the left of the entrance where I parked when I met you if you need to park another truck there if possible.

Please send me through the \$3200 quote back here so I have it.

Cheers!  
Misha











Scale  
0 5 10


SITE PLAN at +975.00

AI.0







**From:** Misha Crosby mishacrosby@yahoo.co.uk   
**Subject:** Re: Your estimate 3525 from California Tree Design  
**Date:** July 6, 2023 at 11:15 PM  
**To:** californiatreedesign@gmail.com

---

Thanks Frankie - please make these updates to the quote and I'll get that back to you.

1) Change Misha Crosby to **Datura Enterprises, LLC**.

2) Update Description: Removal of selected trees and shrubs in highlighted area per the PDF map provided. Removal of resulting stumps on ground as much as possible or treat stumps to assure no new growth. California Tree Design Inc will not remove the oak trees or any other protected trees on the lot.

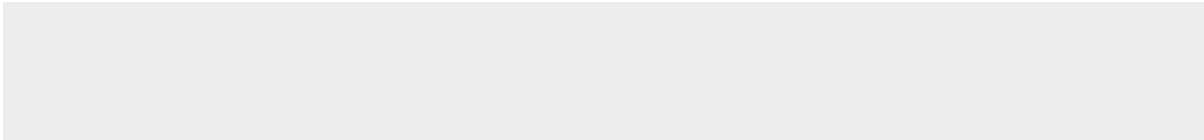
2) Add: California Tree Design Inc ("Company") agrees that it is an independent contractor and assumes full responsibility for its employees, agents, and subcontractors. Datura Enterprises LLC and Misha Crosby ("Owner") shall not be liable for any injuries, damages, claims, or liabilities arising from or related to activities on the Owner's property at 8461 W Grand view Drive. Company shall maintain comprehensive general liability insurance coverage, including workers' compensation insurance, in amounts sufficient to cover any injuries, damages, or claims that may arise during the course of its work. Company shall indemnify and hold Owner harmless from any claims, demands, suits, or actions, including reasonable attorney fees, arising out of or in connection with Company's work.

I've attached a map of the lot with the area marked in **yellow** that is to be cleared.

Cheers,  
Misha

Tree Map - 8461  
Grand...rea.pdf

On Jul 6, 2023, at 10:30 PM, California Tree Design <delivery@email.joistapp.com> wrote:



**Estimate #3525 from California Tree  
Design**

**Attn: Misha Crosby**

Hi there!

Here is your estimate. We appreciate the opportunity to help and we're excited about working with you. Feel free to contact us with any questions. Thanks again!

Best regards,  
California Tree Design Inc.

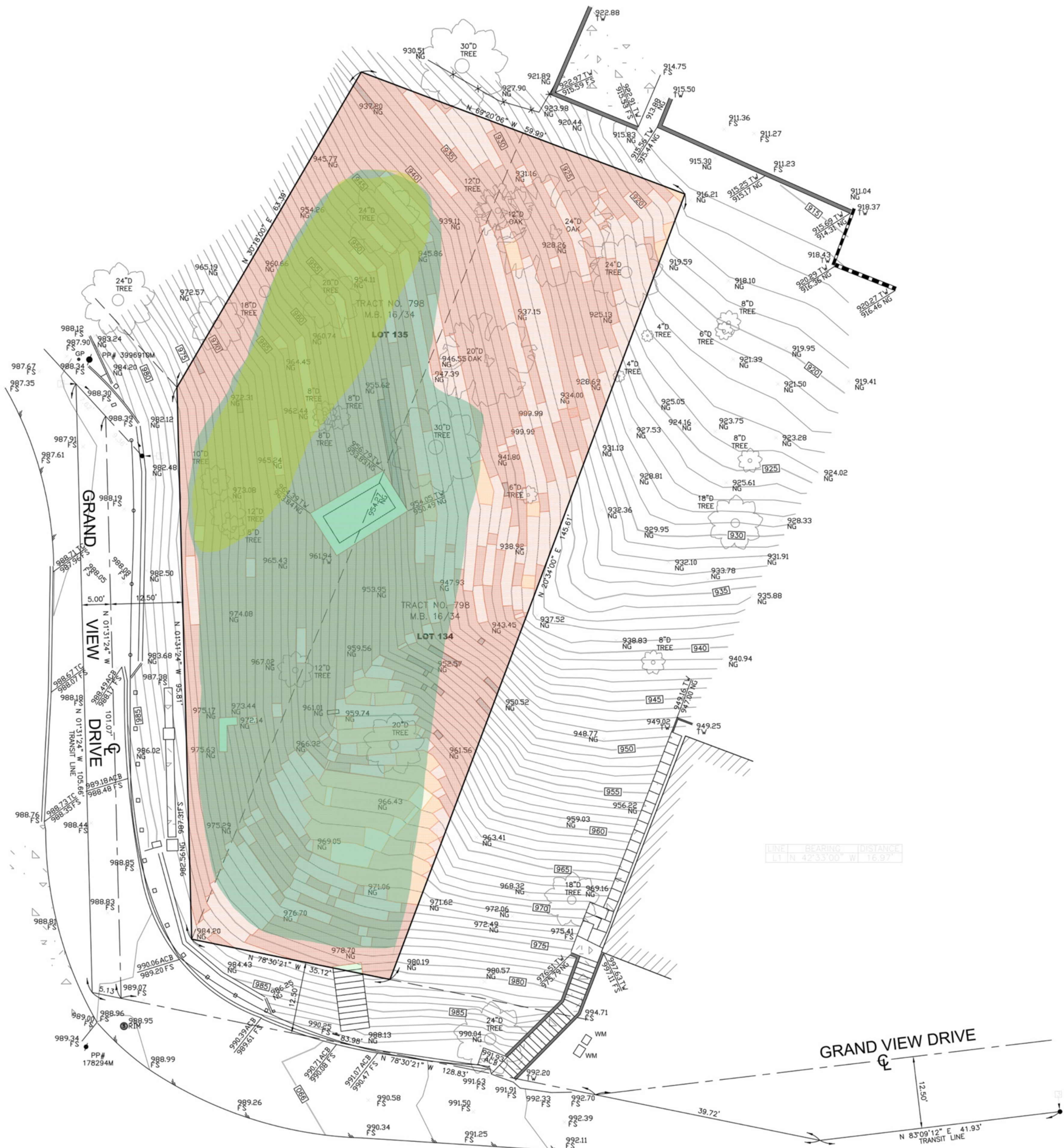
Please click the button below to view your Estimate on a secure webpage.

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September 22, 2023

## Table of Contents

Summary.....	3
Introduction.....	4
Background.....	4
Assignment.....	4
Limits of Assignment.....	4
Purpose and Use of this Report.....	5
Observations.....	5
Site.....	5
The Tree and Stumps.....	5-8
Discussion & Conclusion.....	8-9
Appendix A -Topographical Survey.....	11-12
Appendix A – Replant Locations.....	16
Appendix B - Photos of trees and stumps.....	14-24
Appendix B - Google Street View and Satellite Images.....	25-27
Appendix B - “NavigateLA” Image.....	28
Appendix C - Assumptions and Limiting Conditions.....	29



## Summary

This tree report was prepared at the request of Misha Crosby, the property owner of 8461 Grand View Drive, Los Angeles, Ca 90046. Mr. Crosby received a notice to comply, from the City of Los Angeles, Urban Forestry Division. Mr. Crosby was directed to have a protected tree report prepared by a tree expert as per the Protected Tree Ordinance. Mr. Crosby hired Kelly Lewis, Registered Consulting Arborist, to visit the subject property to perform a visual inspection of the trees and stumps on his property and produce a formal written protected tree report to with recommendations for tree replacements and that addresses site conditions prior to the tree removal, that he can submit as requested. The data on the protected trees was collected on August 17, and September 21, 2023. The protected trees were measured for diameter at standard height (DSH) of 4.5 feet. The canopy was assessed for height and spread. The health and vigor of the trees was evaluated. The trees were numbered with a metal tag at approximately 5-feet up the main trunk, on the North side where feasible. The stumps on the property were measured for diameter at ground level. Some stumps could not be identified by species and will be acknowledged as unknown in the species category. Non-protected species were not given a number. A total of 8 Southern California Black Walnut trees were recently cut down to stumps at the subject property. Other non-protected trees/bushes were also removed. There was 1 Sumac stump which has many runners that are all in one area. There is 1 Scrub Oak stump. An old stump that is decayed and from the looks, has been there for many years that I cannot identify the species. There are 7 stumps that I was unable to identify upon simple visual inspection. These 7 stumps do not appear to be Mexican Elderberry based on the color and texture of the stumps and the new growth. The leaves are juvenile, which sometimes make identification more difficult, but the leaf arrangement is not constant with that of Elderberry. A total of 18 stumps were identified on the subject property. There are 8 Southern California Black Walnut tree stumps. There are 3 trees were definitely of the size that is considered protect under tree ordinance. There is 1 is likely to have been over have been cumulatively over 4-inches, which make it protected. There are 2 that cannot have a reasonable determination of the size health of this tree based on the condition of the stumps other than there is currently regrowth. There are 2 that did not meet the size to be considered protected under the ordinance. There is room on this property to replant mitigation trees should that be determined to be required. As per the Protected Tree Ordinance, mitigation trees can be planted on other location(s) if necessary. There is another lot just to the East of the subject property where mitigation tree could possibly be planted. I recommend that Southern California Black Walnut trees be the selected species for replanting. The container size should be 15 Gallon, or suchlike size that can be obtained in this species. The new trees can be planted in clusters of 3-4, with 10-15-feet between clusters, which is similar to how they grow naturally. At this point in time, the quantity of mitigation trees has yet to be determined. The remaining protected trees on this property were undisturbed and should be protected in place.

---

## Introduction

### Background

Mr. Misha Crosby, the owner of the subject property at 8461 Grand View Drive, Los Angeles, Ca 90046, contacted me on July 29, 2023, regarding protected trees that were removed on his property. Mr. Crosby explained that he hired a tree company to cut down some trees that resided on his hillside lot. He expressly told the owner of this tree company to not remove any protected tree species. The owner of the tree company looked at the trees on the lot and stated that there were no protected trees on the property except for some Oak trees. Mr. Crosby stated that he hired this company to remove the trees and while this crew was there, a person who lives in the neighborhood, took videos and stopped this crew from working. Mr. Crosby stated that this person stated that he was a tree expert and that they had cut protected trees and that he, Mr. Crosby, needed to hire a certified arborist. Mr. Crosby explained that some days after this incident, he hired a tree company that has a certified arborist that looked at the remaining trees and said that they were not protected species, so Mr. Crosby hired them to remove the trees. Mr. Crosby continued to explain that he received a notice to comply, from the City of Los Angeles, Urban Forestry Division. That he was directed to have a protected tree report prepared by a tree expert as per the Protected Tree Ordinance. Mr. Crosby hired me to visit the subject property to perform a visual inspection of the trees and stumps on his property and produce a formal written protected tree report to with recommendations for tree replacements and that addresses site conditions prior to the tree removal, that he can submit as requested.

### Assignment

Mr. Misha Crosby requested me to provide the following services:

- Visit the site and conduct a visual inspection of the trees and stumps on the property.
- Produce a formal written protected tree report with the evaluation and my findings with recommendations for tree replacements and that addresses site conditions prior to the tree removal.

### Limits of Assignment

In the terms of my assignment, my inspection is limited to a ground-level visual inspection of the subject trees and stumps. My evaluation is based solely upon my inspection of the trees and stumps on August 17, 2023, and September 21, 2023.

## Purpose and Use of this Report

The purpose of this report is to document my observations and opinions concerning the trees and stumps on his property tree, with recommendations for tree replacements and that addresses site conditions prior to the tree removal. This report is intended to be used by Mr. Crosby to have a formal tree report regarding these conditions on his property. This report is intended for the exclusive use of Mr. Crosby and upon submission will be the property of Mr. Crosby.

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## Observations

### Site

On August 17, 2023, and September 21, 2023, I conducted a site visit at 8461 Grand View Drive, Los Angeles, Ca 90046. The site is within City of Los Angeles and the County of Los Angeles. The subject property is North of Sunset Blvd, West of Laurel Canyon Boulevard, just of Kirkwood Drive.

The lot is empty and slopes downhill from the street. The lot size is 3,915 Sq. Ft. APN # 5556017004.

The subject trees are located toward the lower section of the property while the stumps are scattered throughout the middle to upper area.

### The Trees and Stumps

The Protected Tree Ordinance NO. 186873 for the City of Los Angeles refers to protected trees and shrubs.

Sec. 2. **“Protected Tree or Shrub**-Any of the following Sothern California indigenous tree species, which measure four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the tree, or any of the following Southern California indigenous shrub species, which measure four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the shrub:

#### Protected Trees:

- a) Oak tree including Valley Oak (*Quercus lobata*) and California Live Oak (*Quercus agrifolia*), or any other tree of the oak genus indigenous to Southern California but excluding the Scrub Oak (*Quercus berberidifolia*).
- b) Southern California Black Walnut (*Juglans californica*)

- c) Western Sycamore (*Platanus racemose*)
- d) California Bay (*Umbellularia californica*)

Protected Shrubs:

- a) Mexican Elderberry (*Sambucus mexicana*)
- b) Toyon (*Heteromeles arbutifolia*)

The data on the protected trees was collected on August 17, and September 21, 2023. The protected trees were measured for diameter at standard height (DSH) of 4.5 feet. The canopy was assessed for height and spread. The health and vigor of the trees was evaluated. The trees were numbered with a metal tag at approximately 5-feet up the main trunk, on the North side where feasible.

The stumps on the property were measured for diameter at ground level. Some stumps could not be identified by species and will be acknowledged as unknown in the species category. Non-protected species were not given a number.

Concurrent with my visual inspection, I took photographs of the site for reference. **See Appendix B, Pictures of trees and stumps).**

Trees over 4-inches (both single and multi-stem) are assigned a health and vigor rating based on a summary of the condition of roots, trunk, scaffold branches, small branches and twigs and foliage according to the International Society of Arboriculture Guide to Judging Plant Health. Each factor was given a point score according to the guidelines (5 being the high score, 1 the worst). The total value was divided by 25 (the maximum amount of points possible) and multiplied by 100 to obtain a percent rating.

**Excellent “A” (90-100%)** – A healthy and vigorous tree characteristics of its species and reasonably free of any visible signs of stress, disease or pest infestation.

**Good “B” (70-89%)** - A healthy and vigorous tree characteristics of its species with less than 25% of the tree affected by visible signs of stress, disease or pest infestation.

**Fair “C” (50-69%)** – A healthy and vigorous tree characteristics of its species with 25-75% of the tree affected by visible signs of stress, disease or pest infestation.

**Poor “D” (25-49%)** – Greater than 75% of the tree is affected by visible signs of stress, disease or pest and appears to be in a general state of decline.

**Very Poor/ Dead “F” (0-24%)** – The tree exhibits few, if any, signs of life.

**Table of summary of trees at 8461 Grand View Dr Los Angeles, Ca 90046.**

Tree No.	Species "Scientific"	Common Name	No. of trunks	DSH (Inches)	Height (Feet)	Crown Points N,S,E,W	Health & Vigor Rating	Action Needed/ Comments
1	<i>Quercus agrifolia</i>	Coast Live Oak	2	15+10=25	25	N 18, S 8, E 16, W 7	65%, "C" Fair	Protect in place
2	<i>Quercus agrifolia</i>	Coast Live Oak	1	10	22	N 18, S 0, E 10, W 4	65%, "C" Fair	Protect in place
3	<i>Quercus agrifolia</i>	Coast Live Oak	3	17+9+9=35	25	N 24, S 5, E 17, W 5	65%, "C" Fair	Protect in place
4	<i>Sambucus mexicana</i>	Mexican Elderberry	3	6+5+5=16	6	N 20, S 4, E 4, W 6	30%, "D" Poor	Protect in place
5	<i>Juglans californica</i>	Southern California Black Walnut	3	9+9+5=23	14	N 18, S 0, E 8, W 4	55%, "C" Fair	Protect in place

**Table of summary of tree stumps at 8461 Grand View Dr Los Angeles, Ca 90046.**

Tree Stump No.	Species "Scientific"	Common Name	No. of trunks	Diameter in inches at ground level	Action Needed/ Comments
1	<i>Juglans californica</i>	Southern California Black Walnut	1	16	Stump has extensive decay
2	<i>Juglans californica</i>	Southern California Black Walnut	2	6 + 7 = 13	No decay in stump
3	<i>Juglans californica</i>	Southern California Black Walnut	1	6	Stump has extensive decay
4	<i>Juglans californica</i>	Southern California Black Walnut	1	9	decay in middle of stump
5	<i>Juglans californica</i>	Southern California Black Walnut	3	10+8+6=24	decay in stump
6	<i>Juglans californica</i>	Southern California Black Walnut	2	6+4=10	Some decay in stump
7	<i>Juglans californica</i>	Southern California Black Walnut	1	3	Old stump with regrowth
8	<i>Juglans californica</i>	Southern California Black Walnut	3	5+4+3=12	Some decay in stump
N/A	<i>Malosma laurina</i>	Laurel Sumac	5	Est 3-10	There is a lot of re-regrowth in many locations
N/A	<i>Quercus berberidifolia</i>	Scrub Oak	1	10	Has regrowth
N/A	Unknown	Unknown	N/A	N/A	unable to determine species
N/A	Unknown	Unknown	N/A	N/A	unable to determine species
N/A	Unknown	Unknown	N/A	N/A	unable to determine species
N/A	Unknown	Unknown	N/A	N/A	unable to determine species
N/A	Unknown	Unknown	N/A	N/A	unable to determine species



N/A	Unknown	Unknown	N/A	N/A	unable to determine species
N/A	Unknown	Unknown	N/A	N/A	unable to determine species
N/A	Unknown	Unknown	1	20	Old rotten stump, no growth

## Discussion and Conclusion

A total of 8 Southern California Black Walnut trees were recently cut down to stumps at the subject property. Other non-protected trees/bushes were also removed. There was 1 Sumac stump which has many runners that are all in one area. There is 1 Scrub Oak stump. An old stump that is decayed and from the looks, has been there for many years that I cannot identify the species. There are 7 stumps that I was unable to identify upon simple visual inspection. These 7 stumps do not appear to be Mexican Elderberry based on the color and texture of the stumps and the new growth. The leaves are juvenile, which sometimes make identification more difficult, but the leaf arrangement is not constant with that of Elderberry.

Of the 8 Black Walnut trees, numbers 5, 6 and 8, can be seen in the Google Street Viewer images because they are at the top of the slope. The stumps on these 3 Black Walnuts have little decay and appear too likely have been somewhat healthy. These 3 trees were definitely of the size that is considered protect under tree ordinance.

Stumps numbers 1, 2, 3, 4, and 7 have various degrees of condition and cannot be seen from the Google Street View but are in the overhead satellite images, where it is had to determinate which tree is which or trunk size and health. These black walnuts trees are more difficult to determine if they were of the size that would make them protected, if they were dead/dying or if they were viable tree and not just an old stump with regrowth.

Trees are measured for diameter at standard height (DSH) of 4.5 feet from the ground. Measurements of the stumps were taken, and the areas measured was the diameter of each cut trunk at or close to ground level. These tree trunks will be significantly smaller at 4.5-feet of the ground. Unless these Black Walnut trees were previously surveyed in a Protected Tree Report that has actual trunk diameters, I can only provide an educated estimated trunk diameter for each of these trees.

**Black Walnut Stumps #1:** This stump was cut very low, below the point where the individual stems/trunks, grow from the base. There is a lot of decay in this stump. I can not make any reasonable determination of the size or health of this tree based on the condition of the stump other than there is currently regrowth.

**Black Walnut Stumps #2:** This stump is very health with 2 distinctive trunks, 6 and 7-inches in diameter at the base. If we assume that each of these trunks was half this diameter at 4.5-feet, then this tree would likely have been cumulatively over 4-inches, which make it protected. Based on the condition of the stump, this was likely a health walnut tree.

**Black Walnut Stumps #3:** This stump has extensive decay and was likely a dead or dying tree. The diameter at the base was 6-inches which means it is unlikely this tree was 4-inches at 4.5 feet high. I do not think this walnut tree qualified as being protected under the ordinance.

**Black Walnut Stumps #4:** This stump was cut very low, below the point where the individual stems/trunks, grow from the base. There is a lot of decay in the middle of this stump. I cannot make any reasonable determination of the size health of this tree based on the condition of the stump other than there is currently regrowth.

**Black Walnut Stumps #7:** This stump was an older dead stump that had regrowth that was removed to the base level. This was not a viable Black Walnut tree, and the small size of the regrowth would indicate that these regrowth's did not meet the size to be considered protected under the ordinance.

A total of 18 stumps were identified on the subject property. There are 8 Southern California Black Walnut tree stumps. There are 3 trees were definitely of the size that is considered protect under tree ordinance. There is 1 is likely to have been over have been cumulatively over 4-inches, which make it protected. There are 2 that cannot have a reasonable determination of the size health of this tree based on the condition of the stumps other than there is currently regrowth. There are 2 that did not meet the size to be considered protected under the ordinance.

There is room on this property to replant mitigation trees should that be determined to be required. As per the Protected Tree Ordinance, mitigation trees can be planted on other location(s) if necessary. There is another lot just to the East of the subject property where mitigation tree could possibly be planted.

I recommend that Southern California Black Walnut trees be the selected species for replanting. The container size should be 15 Gallon, or suchlike size that can be obtained in this species. The new trees can be planted in clusters of 3-4, with 10-15 between clusters which is similar to how they grow naturally. At this point in time, the quantity of mitigation trees has yet to be determined.

The remaining protected trees on this property were undisturbed and should be protected in place.

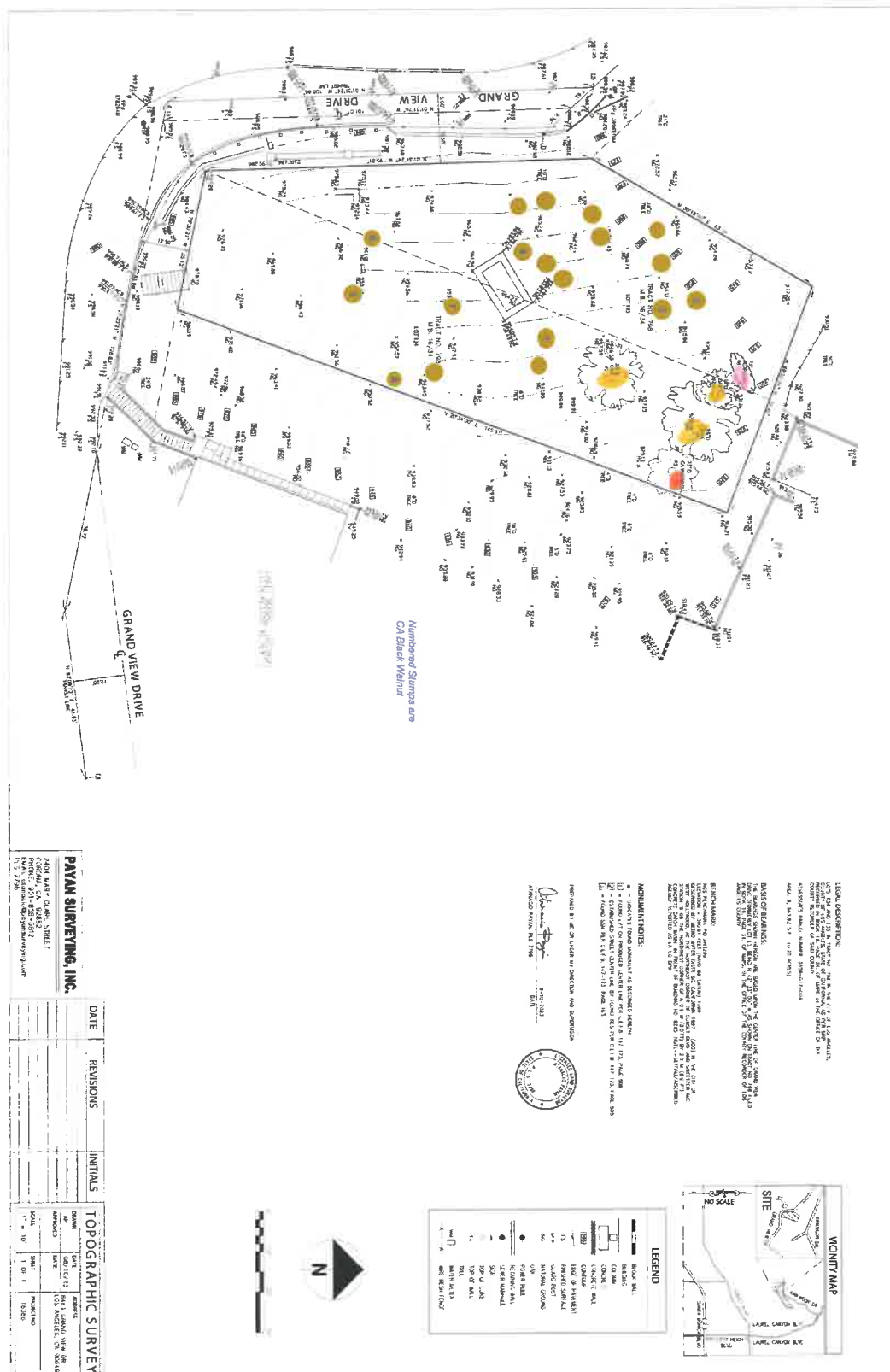
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Respectfully submitted,

Kelly Lewis  
ASCA Registered Consulting Arborist #669  
ISA Certified Arborist WC-4395  
ISA Certified Tree Worker 1430C  
ISA Tree Risk Assessor Qualified  
ASCA Tree and Plant Appraisal Qualified

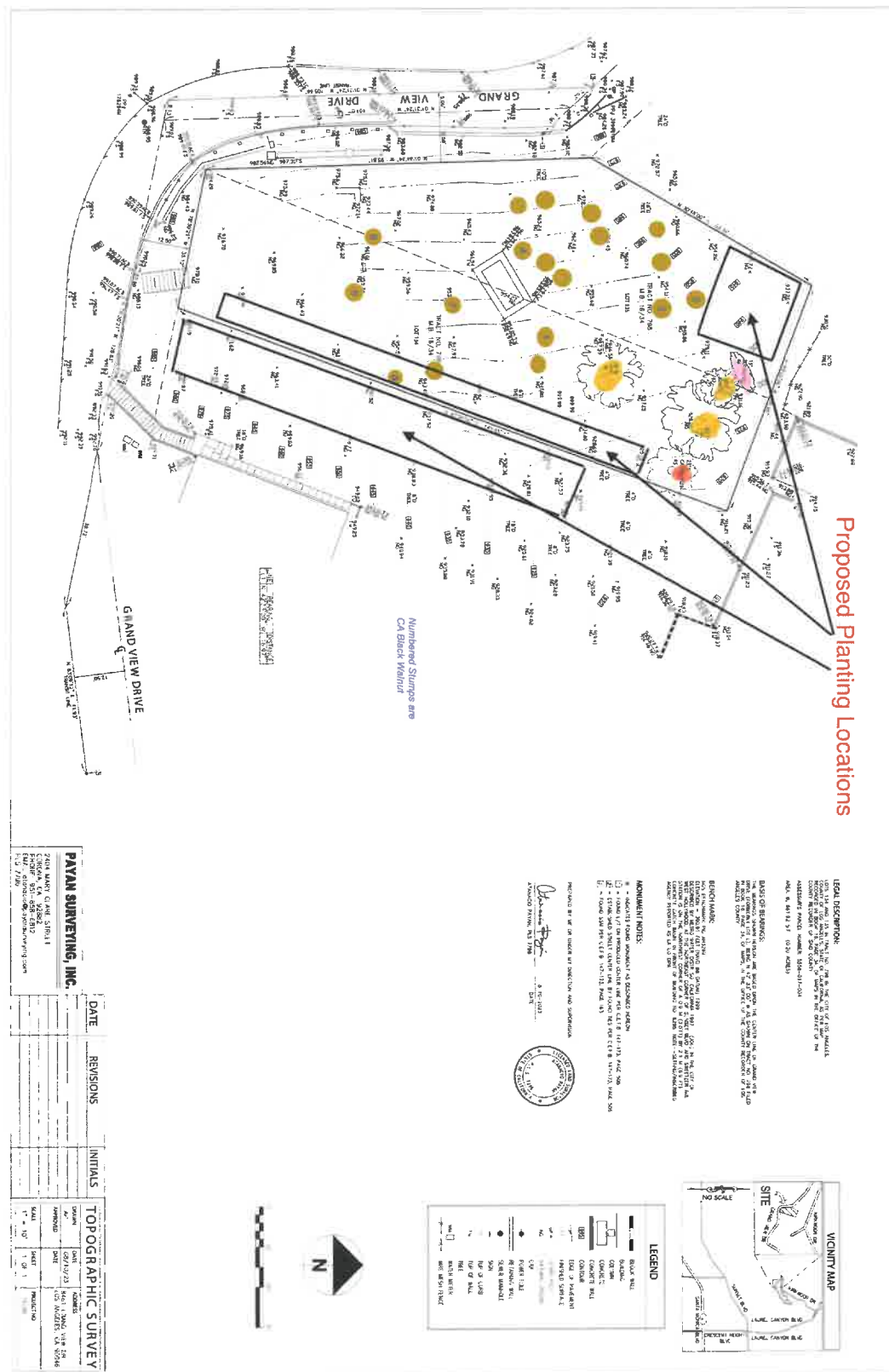








## Appendix A – Replant Location



## **Appendix B – Photos of Trees and Stumps**

### **Appendix B - Coast Live Oak**







## **Appendix B – Coast Live Oak #2**





### **Appendix B – Coast Live Oak #3**







## Appendix B – Mexican Elderberry #4





## **Appendix B** – Southern California Black Walnut #5



## **Appendix B** – Southern California Black Walnut Stump #1



## **Appendix B – Southern California Black Walnut Stump #2**



## **Appendix B – Southern California Black Walnut Stump #3**





## **Appendix B** – Southern California Black Walnut Stump #4



## **Appendix B** – Southern California Black Walnut Stump #5



## **Appendix B** – Southern California Black Walnut Stump #6



## **Appendix B** – Southern California Black Walnut Stump #7





## **Appendix B** – Southern California Black Walnut Stump #8



## **Appendix B** – Other Stumps, “Unknown” and non-protected species

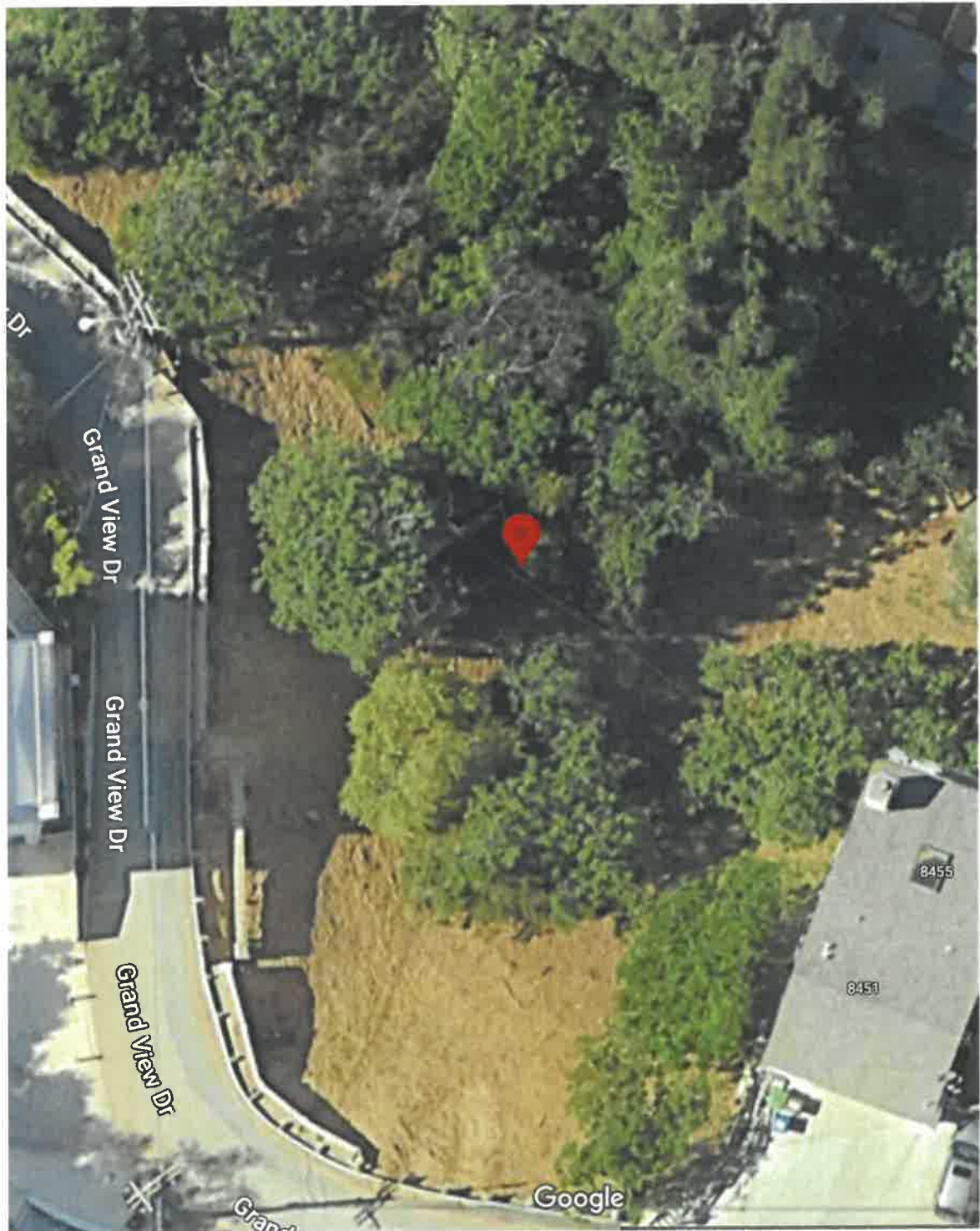








## Appendix B- Google Street View and Satellite Images





## Google Street View August 2022





## City of Los Angeles Engineering “NavigateLA” Image



## **Appendix C - Assumptions and Limiting Conditions**

1. Any legal description provided to the consultant / appraiser is assumed to be correct. Any titles and ownership to any property are assumed to be good and marketable.
2. Care has been taken to obtain all information from reliable sources. All data has been verified in so far as possible for the accuracy of information provided by others.
3. The Consultant/appraiser shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
4. Loss or alteration of any part of this report invalidates the entire report.
5. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom is addressed, without the prior expressed written consent of the consultant/appraiser.
6. This report and values expressed herein represent the opinion of the consultant / appraiser, and the consultant's / appraiser's fees is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
7. Sketches, diagrams, graphs, photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
8. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection: and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees or property on question may not arise in the future.



Exhibit 25 - pending - UFD unable to locate

Exhibit 26 - pending - UFD unable to locate

Exhibit 27 - pending - UFD unable to locate

Exhibit 28 - Video of tree removals 07/07/23. [LINK HERE](#)



Dear Mr Campos,

Please see my Notice of Appeal pdf and Monroe Email and Letter 10-5-23 attached regarding the tree case for my proposed home at 8461 Grand View Drive.

Please can you confirm with me that my appeal has been filed?

Please confirm that there is nothing more I am required to do to perfect my appeal.

Please let me know if there is any filing fee required.

Would you please provide any written procedures about how the appeal will be handled and when you will set the hearing date?

Many thanks,

Misha Crosby

**NOTICE OF APPEAL**  
**TO THE LOS ANGELES BOARD OF PUBLIC WORKS**  
**Of Hearing Examiner Report/Notice of Decision**  
**Dated October 27, 2023**  
**Regarding Misha Crosby and 8461 Grand View Drive, Los Angeles**

Please take notice that Misha Crosby hereby appeals the Hearing Examiner Report/Notice of Decision (“Decision”) dated October 27, 2023 to the Board of Public Works, pursuant to LAMC § 46.06(d).

The Department of Public Works, through its Hearing Examiner, erred on multiple factual matters, and abused its discretion in making the determination that Misha Crosby not be allowed to apply for any City of Los Angeles building permits for any new development at the property Mr. Crosby owns at 8461 Grand View Drive, Los Angeles, CA 90046 (the “Subject Property”) for four years from the date of the decision, pursuant to LAMC § 46.06; which penalty is grossly excessive and punitive given the facts of this case. There is no evidence that Mr. Crosby knew that there were any protected trees in the area he wanted cleared on his lot. Indeed, though he now knows that two contractors cut down protected trees, he was told by both contractors there were no protected trees in the area he wanted cleared, and was told in writing they would not remove any protected trees.

Mr. Crosby appeals because the Decision contains factual errors not supported in the record; incorrect statements about the allegations presented by the UFD; and reached conclusions of facts that are against the weight of the evidence. As a result, the penalty assessed constitutes an abuse of discretion.

References herein to [Exhibit #] herein are references to Exhibits presented at the hearing by either the Urban Forestry Division (“UFD”) or Mr. Crosby, and listed in the Decision. Mr. Crosby reserves the right to present additional argument and evidence at the appeal hearing before the Board.

## **SUMMARY OF ARGUMENT ON APPEAL**

On appeal, Misha Crosby believes the clear preponderance of the evidence will show that, as found by the Hearing Examiner, Mr. Crosby relied on tree removal companies to verify that the trees on the property to be removed were not, in fact, protected trees; that the tree removal companies did remove some protected trees, in disregard and contrary to the clear written instructions of Mr. Crosby; and that Mr. Crosby is innocent of any intent to violate Los Angeles city ordinances. Mr. Crosby is prepared to plant replacement trees. The four year moratorium ordered by the Hearing Examiner is based on incorrect facts, is unnecessarily punitive, and should be reversed, and remanded for a determination of the proper remediation and planting of replacement trees on the property.

## **STATEMENT OF ERRORS AND ABUSE OF DISCRETION**

1. Evidence is undisputed that the tree removal companies were directed in writing by Mr. Crosby not to remove any protected trees.

In the Decision, the “Hearing Examiner determined that the Property Owner [Mr. Crosby] attempted to utilize tree removal companies to verify that the trees to be removed were in fact not California protected trees.” There is no criticism of this in the Decision. Most property owners must rely on experts on such matters.

The undisputed evidence is that Mr. Crosby hired two different tree removal companies to advise him whether there were any protected trees in the area of his small residential hillside lot where he plans to build a home for himself. As detailed below, both companies did a site visit and told Mr. Crosby that there were no protected trees in the area he wanted cleared.

(a) Mr. Crosby’s emails with Think Green Tree Care, Inc. are Exhibit C to Exhibit 12 presented to the Hearing Examiner.

In clarifying the scope of work, Mr. Crosby’s email to the contractor states, “N.B Of course, do not remove the oak trees or any other protected trees on the

lot.” [Emphasis in the original email.] Mr. Crosby provided the tree company with the floor plan of his home, and a map provided by his home planner that noted the location of trees on the property. The map did not identify any of the trees by species, except for some oak trees. Mr. Crosby was invoiced \$3200 by this company. [Exhibit 12.]

The notation “N.B” is a British notation commonly used to indicate that special attention should be particularly paid to something; and stands for the Latin “nota bene.” Mr. Crosby was born and raised in England.

(b) Mr. Crosby’s email and contract with California Tree Design are Exhibits J and K to Exhibit 12.

Mr. Crosby’s email and contract with the second contractor, California Tree Design, both stated, “California Tree Design will not remove the oak trees or any other protected trees on the lot.” [Emphasis in the email, not in the contract.] [Exhibit 12.] Mr. Crosby personally met with the California Tree Design arborist on his property prior to sending those emails and entering into that contact, as detailed in his statement, [Exhibit 12].

2. A property owner is not required to have a tree report prepared or apply for a protected tree permit to remove unprotected trees.

The Hearing Examiner noted that there was no record of Misha Crosby ever applying for a Tree Removal Permit with the City of Los Angeles. That is consistent with Mr. Crosby’s understanding that the area to be cleared did not include any protected trees. As Mr. Crosby was assured by two companies that they would not be removing protected trees, there was no need for him to apply for a permit; since no protected trees were to be removed.

There was no evidence presented that Mr. Crosby knew the tree removal companies had misinformed him. As such, he had every right to rely on their opinions. In faith, had the ISA certified arborist prepared a tree report that stated



the same thing, i.e. that there were no protected trees in the area he wanted to have cleared, Mr. Crosby would not have needed to file that with the City before proceeding with clearing his land of unprotected trees and other growth. Only when protected trees are to be removed is a permit required.

It is an abuse of discretion to penalize Mr. Crosby for not requesting a protected tree removal permit when he did not know any protected trees were to be removed.

3. The two tree removal companies did remove some protected trees, contrary to Mr. Crosby's specific instructions not to remove any protected trees, and without his knowledge or approval.

On June 28, 2023, Think Green Tree Care, Inc., owned and operated by Raymond Salas, cleared some trees and shrubs from the lot. A neighbor, Mr. Jamie Hall, filmed his conversation with Mr. Salas, and told Mr. Salas he was cutting protected black walnuts. The film shows Mr. Salas's surprise, and he stated he thought the tree was another kind of black walnut. The film shows Mr. Crosby arriving, expressing disbelief that any protected trees were being cut. Mr. Hall told Mr. Crosby he needed to hire a certified arborist. Work stopped.

During the following week, Mr. Crosby contacted California Tree Design, and met onsite with one of their certified arborists; showed him the remaining area to be cleared and the unfinished work left over by the first contractor. California Tree Design's certified arborist told Mr. Crosby that there were no protected trees in that area. Mr. Crosby relied on that opinion, and hired them to come to finish the job that had been stopped on June 28. As mentioned above, Mr. Crosby clarified with California Tree Design in both an email and expressly in their contract that no protected trees were to be removed. [Exhibit 12.] California Tree Design came and cleared some trees on July 7, 2023; and unfortunately, in spite of all this, California Tree Design removed at least one and possibly two protected black walnut trees.

4. Upon receiving the City's notice on July 25, 2023, Mr. Crosby hired his own arborist, Mr. Kelly Lewis, to prepare a protected tree report, who concluded protected trees were removed.

The evidence is that on July 25, 2023, Mr. Crosby received the written notice dated July 14, 2023 in the mail from Mr. Ramirez of the Department, stating that the Department had determined that protected trees had been removed from his property. [Exhibit 12.] On July 27, 2023, Mr. Crosby contacted Mr. Ramirez by email, requesting time to further respond, and advised he was seeking to hire the required tree expert. [Exhibit 19, Work Information.]

On July 29, 2023, Mr. Crosby contacted and then hired Kelly Lewis, a Registered Consulting Arborist, who prepared a protected tree report, which was submitted to the Hearing Examiner, though it does not appear to be listed among the Decision's list of Exhibits.

Mr. Lewis noted there are five protected trees on the property now: three (3) Coast Live Oaks, one (1) Mexican Elderberry, and one (1) Southern California Black Walnut. The live oaks appear on the map Mr. Crosby gave to the contractors.

Mr. Lewis found 18 stumps on the property, and that eight (8) were Southern Black Walnut stumps. He also concluded that three (3) of the black walnuts removed were definitely of protected size; one (1) was likely of protected size; for two (2) the size health could not be reasonably determined whether they were protected or not; and two (2) were not of protected size.

Therefore, Mr. Crosby agrees that protected trees were removed by the two contractors, without a permit; and the contractors thereby violated LAMC § 46.02.

5. No trees of any kind were removed after July 7, 2023.

The Decision made the following Findings of Fact:

“On June 28, 2023, Misha Crosby had been filmed by Jamie Hall, a witness who observed the Arborists while they were removing four protected trees (Exhibit

8 – Three Black Walnut and one Mexican Elderberry). On July 7, 2023, Arborists continued to remove two Black Walnut trees. *Misha Crosby received a Notice to attend an Administrative Hearing on August 25<sup>th</sup>, 2023 regarding the unauthorized removal of protected trees on July 7<sup>th</sup>, 2023. After receiving the Notice, an additional two protected Black Walnut trees were removed by Arborists on July 27<sup>th</sup>, 2023 without the City of Los Angeles authorization.*” [Emphasis added.]

The italicized portion above is entirely incorrect. There is no evidence that Misha Crosby received any notice from the City on July 7. As noted above, Mr. Crosby received the City’s notice in the mail on July 25, and responded by email on July 27. And, more importantly, there is no evidence that additional trees were removed after Mr. Crosby received any notice from the City. No trees were removed on July 27, 2023. In fact, no trees were removed after July 7, 2023. These factual errors indicate the Hearing Examiner was confused when he based the Decision on the erroneous factual findings that Mr. Crosby had proceeded with tree removal on July 27, 2023 after being contacted by the City.

6. The Decision misstates the allegations presented by UFD.

In the “Specifications of the Allegations,” the Decision erroneously states “the Department alleges the property owner at 8461 Grandview Dr., Los Angeles, CA hired three Arborists on three different occasions to remove several protected trees and shrubs from this property on 6/28/23, 7/7/23 and 7/27/23 without authorization.” The allegation from the Department was only that trees were removed on 6/28/23 and 7/7/23, which Misha Crosby admits and does not dispute. There was no allegation that any trees were removed on 7/27/23.

Mr. Crosby hired Mr. Lewis shortly after July 27, but Mr. Lewis did not oversee any tree removals or other work on the property.

These serious misstatements of the record undermine any presumption of correctness an administrative finding might otherwise be afforded.

7. The Decision misstates that a prior building permit was denied.

The Decision incorrectly states: “Deputy City Attorney Adena Hopenstand presented the history of the last Owner who had applied for a building permit, which was denied back in 2018.” It then follows this erroneous finding of fact with the conclusion that “Misha Crosby was aware that developing on this property was not viable without the removal of these protected trees.” There is no evidence of any prior building permit ever being denied. There is no evidence to support the conclusion that Mr. Crosby was aware of this prior permit, and therefore was “aware” of the need to remove protected trees to develop the property.

The only evidence the UFD submitted of anything resembling a prior building permit request by a previous owner was an “Application For A Tree Removal Permit” filed by Patel Sachin of 360 Capital Ventures, Inc., submitted back in 2018 to remove two protected black walnuts of fair to poor condition; which apparently was never granted or denied. [Exhibit 9 and 19.] The Application included a “Protected Tree Report” prepared in March 2018 by Lisa Smith, which identified two protected black walnuts on the site in the footprint of Mr. Sachin’s proposed home. [Exhibit 9.] There was no evidence submitted that the Application was ever denied.

Moreover, there is no evidence that Mr. Crosby ever saw or was in any way aware of the Application For A Tree Removal Permit, much less the included tree report. Mr. Crosby did not purchase the property from Mr. Sachin of 360 Capital Ventures, but from Robert L. Gopen, Trustee of the Robert L. Gopen Trust in August 2021. [Exhibit 4.] There is no evidence Mr. Crosby had ever talked with or had any communication with Mr. Sachin.

8. There is no other evidence to support the Decision’s conclusion that “Misha Crosby was aware that developing on this property was not viable without the removal of these protected trees.”



The 2018 Application for a Tree Removal Permit and the “Protected Tree Report” filed with it were unknown to Mr. Crosby, and therefore do not support the finding that Mr. Crosby was “aware” that the “removal of these protected trees” was required to develop the property. There is no other evidence to support this finding; it is erroneous and contrary to the preponderance of the evidence.

The undisputed evidence is that Misha Crosby hired two different sets of tree specialists, and both met with Misha Crosby on the property, and when shown what areas Misha was interested in having cleared, told Misha unequivocally that no protected trees were in those areas. What is more, Misha Crosby confirmed with both tree specialists that they would not cut any protected trees, in writing, acknowledged by both tree companies. There is no evidence that Misha Crosby had any intent to remove any protected trees.

9. There is insufficient evidence to support the Decision to not allow Mr. Crosby to apply for building permits for four years.

As part of his findings: “The Hearing Examiner determined that the Property Owner [Misha Crosby] attempted to utilize tree removal companies to verify that the tree used to be removed were in fact not California protect trees.” However, in assessing a four-year moratorium of building permits, the Hearing Officer essentially ignored his own finding that Mr. Crosby relied on experts to determine whether the trees to be removed were protected or not.

10. The Hearing Examiner abused his discretion in not properly weighing the four factors in § 46.06(c).

The Decision found that eight protected trees were removed. This conclusion is questionable, as it based upon the erroneous finding that two protected trees were removed on July 27, 2023, for which there is no evidence.

The number of trees removed is the first of four factors that shall be considered in determining any withholding of building permits under LAMC § 46.06(c), e.g. (1) the number of trees removed or relocated.

The Decision does not discuss the second factor, (2) the size and age of the trees or shrubs removed; and if any such considerations played into the Decision.

More importantly, the Decision does not discuss factors (3) and (4) of LAMC § 46.06(c); i.e (3) the knowledge and intent of the owners of the property with respect to the removal relocation, and (4) prior violations of law with respect to removal.

Mr. Crosby's statement was admitted into evidence [Exhibit 12], and there was no evidence to dispute anything therein. In 2021, Mr. Crosby purchased the Subject Property, a small hillside lot in Laurel Canyon, in order to build a private residence for himself. Mr. Crosby has no experience in building anything, in permitting process, or otherwise. Mr. Crosby is not a developer. Mr. Crosby's building plans were engineered to work around old protected live oaks on his property.

Mr. Crosby submitted to the Hearing Examiner his proposed building plan for his small home, and it is undisputed that it would be necessary to clear some of the lot from vegetation to allow for the building of the home. It is also undisputed that the building plan was designed to avoid all known protected trees, specifically several live oak trees. [Exhibit 12.]

The report of Kelly Lewis was admitted into evidence, which found that the three Coastal Live Oaks are still on the property; which Mr. Crosby's house plan works around. The great weight and preponderance of the evidence is that Mr. Crosby did not intend his contractors to remove protected trees; and any such removals were contrary to his written instructions to the contractors.

A proper weighing of the four factors set forth in LAMC § 46.06(c) should result in no penalty to Mr. Crosby, as he is not the person who removed the protected trees without a permit.

11. Due Process concerns about the false and defamatory emails sent to multiple City officials must be addressed.

(a) Emails from “neighbors”

This case is marred by the introduction into evidence, without prior notice to Misha Crosby, of fourteen (14) emails from “neighbors” which falsely accused Mr. Crosby of intentionally and flagrantly defying LAMC law and removing protected trees knowingly; all of which were also sent to eighteen (18) City officials.

[Exhibit 16; a fifteenth email as sent by Sarah Hayes solely to Ms. Aura Garcia.]

The emails were sent to all five Commissioners of the Board of Public Works; Aura Garcia, Teresa Villegas, Mike Davis, Vahid Khorsand, and Susana Reyes. The emails include a false report to City officials, and none of the authors of any of those emails ever contacted Misha Crosby to inquire about the truth of their allegations. None of the emails state any basis for the false accusations against Mr. Crosby they contain. The false accusations are outlined in detail in Mr. Monroe’s email and letter of October 5, 2023 to the City officials who received those emails, which are incorporated herein by reference. Mr. Monroe’s email and letter attaches a copy of [Exhibit 16], which includes a copy of all these emails.

Misha Crosby was only made aware of those emails and their false contents when they were presented by the UFD at the hearing on August 25, 2023. Though Mr. Crosby objected to the introduction of those hearsay statements, the Hearing Officer stated he would admit them and that he could consider hearsay.

None of the writers of these emails ever contacted Mr. Crosby or inquired of him about the allegations contained therein.

(b) Ex Parte Communications to Board members regarding an appeal are improper.

These *ex parte* communications to the Board are improper. They present a due process question; whether it is possible for Mr. Crosby to have a fair hearing on appeal after the Board members have all received these multiple emails? The reports to the Board members were not necessary to request enforcement action: any such requests would properly be sent to UFD officials, such as Mr. Ramirez.

The effect of these *ex parte* communications cannot be underestimated. They probably have the effect of prejudicing the members of the Board of Public Works, who will be deciding this appeal, against Mr. Crosby. This was a calculated attempt to “poison the well” by presenting false information about Mr. Crosby, while giving him no opportunity to respond, since he was not advised of these communications until the September 27, 2023 hearing. Attorney Monroe’s response of October 2, 2023, discussed below, came long after the seeds of deceit had been planted.

These emails were sent not only to the Board members, but also to Bryan Ramirez, who presented the case to the Hearing Examiner. Mr. Ramirez’s bias was exhibited when, during the hearing, he made the completely unsubstantiated and false accusation that he believed that Mr. Crosby had a tree report prepared per “UFD’s tree removal application requirements” that he gave to the contractor, and argued that Mr. Crosby gave the report designating protected trees to be removed by the contractor, knowing they were protected. [See Exhibit 8, page 5, with Mr. Ramirez’s handwritten notes.]

This accusation is a complete fabrication, and why a city official would fabricate such a concoction, without even speaking with Mr. Crosby, is evidence to the bias generated by the false “public outrage.” This contention was completely dispelled at the hearing, as Mr. Crosby offered [Exhibit 21], which showed the map



Mr. Ramirez based his false accusation upon to be a map highlighted by Mr. Crosby's home designer. Mr. Kelly Lewis also testified that the map was not part of a tree report.

Mr. Crosby is requesting copies from the City of all records of correspondence or communications between City officials, Mr. Hall, and any others mentioning Mr. Crosby or this property since July 7, 2023. Mr. Crosby reserves the right to supplement this argument upon receipt of this additional information.

(c) Email and video submitted by Jamie Hall

A video filmed on June 28, 2023 by Jamie Hall, an activist attorney, was presented by the Department and played at the hearing. In that video, Mr. Hall made false statements about Mr. Crosby and the extent of work done on the property. Mr. Hall sent an email with a link to the video to four (4) City officials, including Mr. Ramirez, on July 7, 2023. [Exhibit 18.]

(d) Attorney Monroe notified City officials of the false reports.

On October 5, 2023, Attorney David L. Monroe sent a letter via email to all eighteen (18) City officials who received the false information mentioned above. Mr. Monroe advises that he has not received any response from any of the City officials, and he does not know if any investigation into this conduct has taken place. Mr. Monroe's email, letter, Exhibits attached thereto, and the argument contained therein, which are being forwarded with this Notice of Appeal in a pdf designated "Monroe Email and Letter of 10-5-2023," are incorporated into this Notice of Appeal by reference.

(12) Any moratorium on building permits should begin to run from July 7, 2023.

Finally, the Decision states that the four year moratorium would begin on the date of the Decision, October 27, 2023, which conflicts with LAMC § 46.06(a),

which provides that any moratorium "period shall come on the date the Bureau first becomes aware of the removal of the tree." That date would be July 7, 2023.

### **CONCLUSION**

Misha Crosby requests that the Decision be reversed, and that appropriate replacement trees be determined, so that he may proceed with building his home.

Dated: November 6, 2023

Respectfully submitted,

*/s/ Misha Crosby*

Misha Crosby  
1260 N. Flores St., #1  
West Hollywood, CA. 90069  
310-717-9973  
mishacrosby@yahoo.co.uk

**From:** David Monroe d.monroe.law@gmail.com

**Subject:** Notice Letter to You Concerning False and Defamatory Statements You Have Benn Given About Mr. Misha Crosby

**Date:** October 5, 2023 at 12:06 PM

**To:** aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, Bryan Ramirez bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org, nithya.raman@lacity.org, emma.taylor@lacity.org, mehmet.berker@lacity.org, masha.el.majid@lacity.org

**Bcc:** Misha Crosby mishacrosby@yahoo.co.uk



Dear Los Angeles City Officials:

I am writing to alert you to the fact that each of you on this email have been given false and defamatory information about Mr. Misha Crosby in July of this year. Each of you were sent at least 14 emails that falsely accuse Mr. Crosby of intentionally and purposefully removing protected trees from his residential lot in Laurel Canyon without a permit. You may remember receiving the emails attached as Exhibit 16. The emails also contain other false statements, such as that Mr. Crosby's lot is now "barren of all vegetation," and imply that there are no protected trees left on the lot; both of which are false.

I am an attorney presenting Mr. Misha Crosby. I write to let you know these accusations are completely false, and to advise you of the true facts. Mr. Crosby and I only learned of the existence of these emails last week, on September 27, 2023, at a Bureau of Street Services hearing before a hearing officer pursuant to LAMC § 46.06, when for the first time we were provided copies. Mr. Crosby was not cc'd on any of these emails. None of the writers of these emails ever contacted or questioned Mr. Crosby about the matter. Rather, they have repeated false allegations, and have sent these emails to Members of the Board of Public Works, as well officials in the Bureau of Street Services and others, in a transparent attempt to "poison the well" and defame Mr. Crosby's character and conduct, without the benefit of a fair hearing.

So far, this wrongful scheme seems to have worked. Mr. Bryan Ramirez and Mr. Stephen Duprey of the Bureau of Street Services, who were also recipients of these emails, recommended to the hearing officer last week that Mr. Crosby be denied a building permit for seven (7) years. If the hearing officer so decides, an appeal of that decision would be before some of you; who may have already formed an opinion about this matter, based on the false information you have been given about Mr. Crosby.

We are contacting you as soon as possible to try to limit the damage that has been done, and alert you to the true facts, in hopes you can reopen your mind, and that Mr. Crosby's reputation and character have not been permanently damaged by this unlawful and defamatory conduct.

Please see my attached letter, which goes into more detail about how this wrongful scheme has been carried out.

The fact is Mr. Crosby hired two tree cutter contractors last summer to remove trees on part of his small lot, where he hopes to build a home for himself. Mr. Crosby knew he needed a permit to have any protected trees cut. He met with both contractors on the property and asked them to tell him if there were any protected trees in the area he wanted cleared. Mr. Crosby was aware of some protected trees on the lot, specifically some large oak trees, which his building plans work around and preserve. Both contractors told him there were not any protected trees among they were going to cut. Mr. Crosby believed they knew what they were saying.

What is more, and what you were not told, Mr. Crosby put in writing to both contractors NOT to cut any protected trees; and these writings are attached to this email in Exhibits A and B. And yet, in spite of all this, both contractors cut some protected black walnuts, much to Mr. Crosby's dismay. From two to five protected black walnuts were cut down by these contractors.

I hope you will take the time to look at my attached letter and exhibits, which explains our side of the story in detail. Mr. Crosby had no intent to remove protected trees. Statements to the contrary are false. He is more than happy to plant replacement trees on his lot, and has so advised the hearing officer.

In the meantime, I request that you preserve all evidence of any communications you have received or made to others about this matter.

I also suggest that it is appropriate for the City to launch an investigation into how this has occurred. To me, this is despicable conduct, apparently orchestrated by Mr. Jamie Hall, an attorney who knows what the proper protocol should be here, and I consider his efforts to undermine my client's right to a fair hearing are both unethical and illegal.

I sincerely hope you will be able to view this matter objectively going forward. I am also aware of human nature, and it is sometimes difficult, if not impossible, to restore someone's reputation once disparaging and inflammatory accusations have been made.

I remain open to provide you any additional information, and entertain any questions or comments you may have. Please

feel free to contact me, and please advise me of what action, if any, you take in this regard.

In service,

David Monroe  
Attorney for Mr. Misha Crosby

David L. Monroe  
ABLE & MONROE, P.C.  
9010 Rosewood Avenue  
West Hollywood, CA 90048  
[d.monroe.law@gmail.com](mailto:d.monroe.law@gmail.com)  
415-559-6829

Notice Letter to  
Clty Of...23.pdf

Exhibit A -  
Crosby...r 1.pdf

Exhibit B - Email  
and Co...py.pdf

Exhibit C - Email  
from J...ity.pdf

Exhibit 16.pdf



**ABLE & MONROE, P.C.**  
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D.MONROE.LAW@GMAIL.COM

LEVERT J. ABLE  
(1910 – 2003)

DAVID L. MONROE  
(LICENSED IN TEXAS & CALIFORNIA)

JOHN W. ABLE  
(LICENSED IN TEXAS)

October 5, 2023

TO: Aura Garcia, Teresa Villegas, Mike Davis, Vahid Khorsand, Susana Reyes, Fernando Campos, David Miranda, Hector Banuelos, Stephen Duprey, Bryan Ramirez, Hydee Feldstein Soto, Kevin James, Ted Jordan, Dennis Kong, Nithya Raman, Emma Taylor, Mehmet Berker and Mashaël Majid  
VIA EMAIL

RE: Defamatory Emails and Information Sent to You Regarding Mr. Misha Crosby and His Residential Lot at 8461 Grand View Drive, Los Angeles, CA

Dear City of Los Angeles Employees and Officials:

I write to alert you to the fact that my client, Mr. Misha Crosby, is the victim of a vicious scheme to defame him to you. You were all sent the same fourteen (14) emails in July 2023, accusing Misha of hiring tree cutters to intentionally, knowingly, unlawfully and “defiantly” remove protected trees on his residential lot in Laurel Canyon without the required permits. This is part of a concerted effort by Mr. Jamie Hall, and others, to incite the City of Los Angeles to wrongfully deny Misha Crosby a building permit to build his personal home on his residential lot in Laurel Canyon. These accusations are patently false, and were made to you for one purpose: to prejudice you against Misha Crosby and harm him in his efforts to build his home.

Specifically, each of you were copied on fourteen (14) emails sent to you by “private citizens” between July 24 and July 30, 2023. These are attached in Exhibit 16. Exhibit 16 also includes one email from Sarah Hayes, that was sent only to Ms. Aura Garcia.

Prior to that, on July 7, 2023, Mr. Jamie Hall, an attorney, sent an email to six (6) of you: Hector Banuelos, Bryan Ramirez, David Miranda, Stephen Duprey, Kevin James, and Hydee Feldstein Soto; which includes a link to a video Mr. Hall made and narrated. That email is attached as Exhibit C. Mr. Hall’s email was copied to several others as well, who in turn may have helped inspire the fourteen (14) later emails. It appears Mr. Hall is the architect of this unlawful scheme to harm Misha and Misha’s reputation.

These emails and the video falsely allege Misha hired one contractor to illegally cut protected trees, who was “caught” by Mr. Jamie Hall on June 28 and stopped; and then Misha hired another contractor to knowingly and “defiantly” “remove the remaining protected trees on July 7, 2023.” The emails and video also state the lot has been “stripped barren of all vegetation,” which is also blatantly false.

I write in hopes it is possible to bring the full and true facts before you, and that you will take appropriate action to right the wrongs that have been done to Misha by this illegal scheme.

The truth is that, in the summer of 2023, Misha did hire two tree cutters to clear his vacant lot of unprotected trees; which does not require a permit or a tree report. Misha knew he needed a permit to cut protected trees, but wanted to remove any unprotected trees at that time. Misha met with both contractors on the lot before either were engaged, and both told him the area he wanted cleared had no protected trees. Misha made clear, to both contractors, both verbally and in writing, that they were not to cut any protected trees. See the highlighted portions of Misha's emails and contracts with the tree cutters, attached as Exhibits A and B. However, to Misha's shock and dismay, both contractors, in spite of all this, still cut protected California Black Walnuts.

In 2021, Misha bought this small lot in Laurel Canyon, zoned R1 HRC, to build a home for himself to live in. It will be his first time owning a residence, rather than paying rent. His designer has developed house plans for a two-level home, which work around a number of large protected oak trees on the lot. Of importance and extreme significance, there remain a number of protected trees on the lot, including large oaks, which Misha's house plans build around and protect.

With the possibility of the passage of a "wildlife ordinance" by LA City Council, Misha's designer suggested Misha go ahead during the summer and clear any unprotected trees before any new ordinance is passed; as the new ordinance might add protections for other trees and make building on this small lot difficult. Misha acted on this advice in hiring the tree cutters.

Since all this happened, Misha has hired Mr. Kelly Lewis, a certified tree expert and former City employee, who has inspected the lot, the tree stumps there, and prepared a tree report. He has determined that, all in all, the two contractors cut a number of different trees on the lot, including scrub oaks and others that are not protected at all. Some of the cut trees were Black Walnuts but were not protected because they were too small. Likewise, an elderberry was cut that also was not of protected size. However, the tree cutters removed at least two (2) Black Walnuts that were of protected size and should not have been cut. Judging from the stumps, Mr. Lewis believes it is possible that as many as five protected Black Walnuts were cut; but he cannot be sure judging from the stumps alone; and google street photographs of the area are inconclusive.

Mr. Lewis has also determined there is more than adequate space to plant replacement trees on Misha's lots. Misha is more than willing to do this. Mr. Lewis's report to the City so states, and designates areas where replacement trees can be planted. This will result in more protected trees on the lot than there were before.

However, it is apparent the false statements sent to the City have damaged Misha and his reputation. At an LAMC § 46.06 hearing last week, on Wednesday, September 27, 2023, Mr. Bryan Ramirez, Street Tree Superintendent of the Urban Forestry Division, in concert with Mr. Stephen Duprey, also of the Urban Forestry Division, asked that the hearing officer determine that Misha be denied a building permit for seven (7) years as punishment for his knowing and intentional destruction of protected trees without a permit. It appears that, as a direct result of these false statements, Misha has now become a "high profile" target.

This recommendation was made at the hearing without prior notice to Misha; and before the City had even seen Mr. Lewis's report. The City did not propose any remediation or planting of replacement trees. The City's request is currently under review by a hearing officer.

It was at that September 27 hearing that Misha and I first learned of these email communications to you and the other City officials, and were first given copies.

The fourteen (14) emails in Exhibit 16 are all addressed to all of you. Many of these emails are nearly identical, indicating someone distributed a "form" and asked others to copy it and email it to this group of City officials. These individuals apparently relied on the truthfulness of someone else in sending their emails. None of them ever spoke with or communicated with Misha about this. They all got their information from someone else. The blatantly false statements in these "form" emails are not expressed as opinion or possible facts; but are stated as unqualified facts. Whether knowingly or unwittingly, all of these individuals have passed on defamatory statements about Misha to you.

An example of one of these "form" emails is the first email in Exhibit 16, dated July 30, 2023, from Heidi Servey; addressed first to [aura.garcia@lacity.org](mailto:aura.garcia@lacity.org), and then to the rest of you. Ms. Servey's email states: "The property owner took it upon himself to remove numerous California Black Walnut trees on this lot on June 28, 2023. He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service (as the first one expressed that they didn't want to be involved in illegal tree removal, so the owner CLEARLY knew that what he was doing was wrong) and defiantly removed more California Black Walnut trees! The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit." [Emphasis in original.]

The false statements in these emails in Exhibit 16 follow the lines of Mr. Hall's July 7 email, attached as Exhibit C. In the body of his email, Mr. Hall falsely states: "Even though the owner was advised by me on June 28, 2023 that the activity was illegal, he hired ANOTHER tree cutter to remove the remaining protected trees on July 7, 2023." [Emphasis in original.]

Of note, my client, Mr. Misha Crosby, was not copied on any of these emails; though Mr. Hall has Mr. Crosby's email address, and listed it in his email of July 7. See Exhibit C.

Mr. Hall's July 7 email includes a link to a video Mr. Hall made on June 28, where Mr. Hall's narration includes highly inflammatory, false and defamatory statements about Misha and his property. In the video, one of the blatantly false statements is at the beginning of the video. As Mr. Hall is filming a barren portion of the site, Mr. Hall narrates: "This site was full of Southern California Black Walnut and Mexican Elderberry. Today they were removed here at the direction of the property owner."

This statement by Mr. Hall is false and seriously misleading, because most all of the section of land shown at that point in the video had not had any trees on it for many years, as shown in Google Earth photographs. Mr. Hall made the statement knowing it was false; or recklessly, without any knowledge of the truth. That is defamation under California law.

As previously mentioned, Misha had specifically instructed the contractors working at the property, verbally and in writing, not to remove any protected trees. Mr. Hall's statement that protected trees were "removed at the direction of the property owner" is false. Mr. Hall incorrectly made that assumption, and then stated it in his video as a fact. He then distributed that video to others. In fact, the video reveals that Mr. Hall had not even spoken with Misha Crosby at the time he makes that statement.

Mr. Hall's video shows Mr. Hall, at the lot on June 28 and prior to Misha's arrival, telling the contractor, Mr. Raymond Salas, that he had cut protected black walnuts. Mr. Salas says, on the video, that he thought they were another kind of walnut that was not protected. Mr. Hall told him he was wrong. Mr. Salas asked if he was going to get in trouble; and Mr. Hall said that was for the City to decide.

Within minutes, Misha arrived, and Mr. Hall told Misha that the contractor was cutting protected trees. Misha was obviously surprised, and expressed that he thought they were not protected, referring Mr. Hall to the tree specialist, Mr. Salas. Mr. Hall told Mr. Crosby he needed a certified arborist to determine protected trees. This confrontation was also filmed by Mr. Hall.

It should have been apparent to Mr. Hall that Misha did not know what was a protected tree or not. Yet the tone of all of the communications Mr. Hall has inspired to you are not that the tree cutters were mistaken, but that Misha was out intentionally and illegally hiring tree cutters to cut all protected trees on his lot, without a permit; and they did so, stripping his entire lot of all vegetation, including all protected trees.

After Mr. Hall arrived on June 28 and told Misha the contractor was cutting protected trees, Misha had Mr. Salas stop work. The job was not finished. There were still at least two (2) trees and some shrubs remaining in the mapped area Misha had designated to the first contractor.

Per Mr. Hall's instruction, Misha found a company with ISA certified arborists, California Tree Design, Inc., and had them come out to look at the remaining work, specifically two trees. They met with Misha on the lot before he hired them, and they told him the remaining two trees were not protected. Misha signed a contract with them, where they expressly stated they would not remove any protected trees. See emails and contract in Exhibit B.

And, as Misha and I learned last week, it appears this second contractor did cut down a Black Walnut on the property that was of protected size.

Misha Crosby and I support and applaud the appropriate reporting to City officials of illegal tree cutting in Los Angeles. Mr. Hall and his neighbors have every right to advise City officials of their concerns and to petition City officials for appropriate action. We are not complaining that the cutting of protected trees without a permit was reported. We are both disturbed that this has occurred, and that the contractors do not appear to be held responsible by the City. But Misha was not the cause of this – his contractors cut these protected trees without Misha's permission and in spite of his express instructions.



What Mr. Hall and his neighbors do not have the right to do, and no one does, is to make false statements of fact to City officials, accusing someone of unlawful conduct, without just cause or excuse. These statements were not sent to you as matters of concern to be investigated. Mr. Hall and those working with him have made false assumptions, jumped to false conclusions, and then expressed those to you as statements of fact. They have played judge and jury, without doing a proper investigation, and consequently have falsely accused Misha of serious misconduct.

In this case, none of the communications to you advised you that Misha had explicitly told the contractors in writing NOT to cut any protected trees. The contractors have illegally cut protected trees without a permit, contrary to express written instructions from Mr. Crosby.

Indeed, it was imminently reasonable for Misha to rely on licensed tree companies to tell him whether trees are protected or not. Here, the tree cutters did not say they were not sure: they told Misha the trees were not protected, and he had no reason not to believe them. It seems apparent that the licensed tree cutters should know what is a protected tree and what is not. If a property owner hires them and asks them to cut trees that are of a protected size and species, the contractors should refuse, unless the property owner has a permit.

I am asking that an investigation by the City be made of this conduct, which has all the earmarks of a conspiracy to harm Mr. Crosby. Indeed, many of the emails in Exhibit 16, such as Heidi Servey's, brag about preventing the prior owner of this lot from building, and threaten Misha: "The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner." This conduct may have been perpetrated by these people against other citizens of Los Angeles.

As mentioned, Misha and I first learned of these emails at the September 27, 2023 hearing. I was only present that day because Mr. Ramirez had provided Misha with a link to Mr. Hall's video a few days before the hearing. When I saw the video, I contacted Mr. Hall in writing, advising him that the video contained false statements of fact, and asked him to withdraw those false statements. When Mr. Hall refused, and refused to tell me who else he had contacted about this matter, Misha and I were concerned foul play was afoot. So I appeared, and requested the hearing officer to allow me to make a recording of the hearing; which he did. And we were correct.

I am requesting that you preserve all evidence of any communications regarding Mr. Crosby, both written and oral. Please preserve all records of oral communications to and from you about this matter, as well as copies of all written communications you have received and have made regarding Mr. Crosby since June 28, 2023.

I am also asking that, now that you have been advised of the true facts, that you not pass those false statements on to others. If you have sent this false information to others, I ask that you contact them and let them know, at the least, that the information you forwarded to them may be incorrect.

Page 6

By the way, on advice of his advisor, Misha has started Datura Enterprises, LLC to use as a conduit for owning his home. This lot at 8461 Grand View Drive is the only lot Misha and the LLC own or manage. Misha is not a developer.

Please feel free to call me or contact me via email with any questions. I am happy to provide further information to you, upon your request.

Very truly yours,

*/s/ David L. Monroe*

David L. Monroe  
Attorney for Mr. Misha Crosby

Attachments in email accompanying this letter:

Exhibit A  
Exhibit B  
Exhibit C  
Exhibit 16

# EXHIBIT A

**From:** Misha Crosby mishacrosby@yahoo.co.uk  
**Subject:** Tree Removal - Grand View Drive - 06/28  
**Date:** June 23, 2023 at 4:26 PM  
**To:** Thinkgreentreecaresales@gmail.com

---

Hey Raymond, as promised here's the floor plan and the area that needs to be cleared of trees.

The first PDF shows the overall area that needs to have the trees removed highlighted in green.

The other PDF shows the proposed home and the trees that need removing marked in red. (there maybe shrubs and smaller trees, etc, that are not shown on the maps but please clear anything in the green highlighted area that they are able to.

Please make sure the right work is done so that the roots will not cause the trees to grow back.

N.B Of course please do not remove the oak trees or any other protected trees on the lot.

**Wednesday 28th 8:30am** is what I have currently in the calendar.

Got an ok back from all three neighbors.

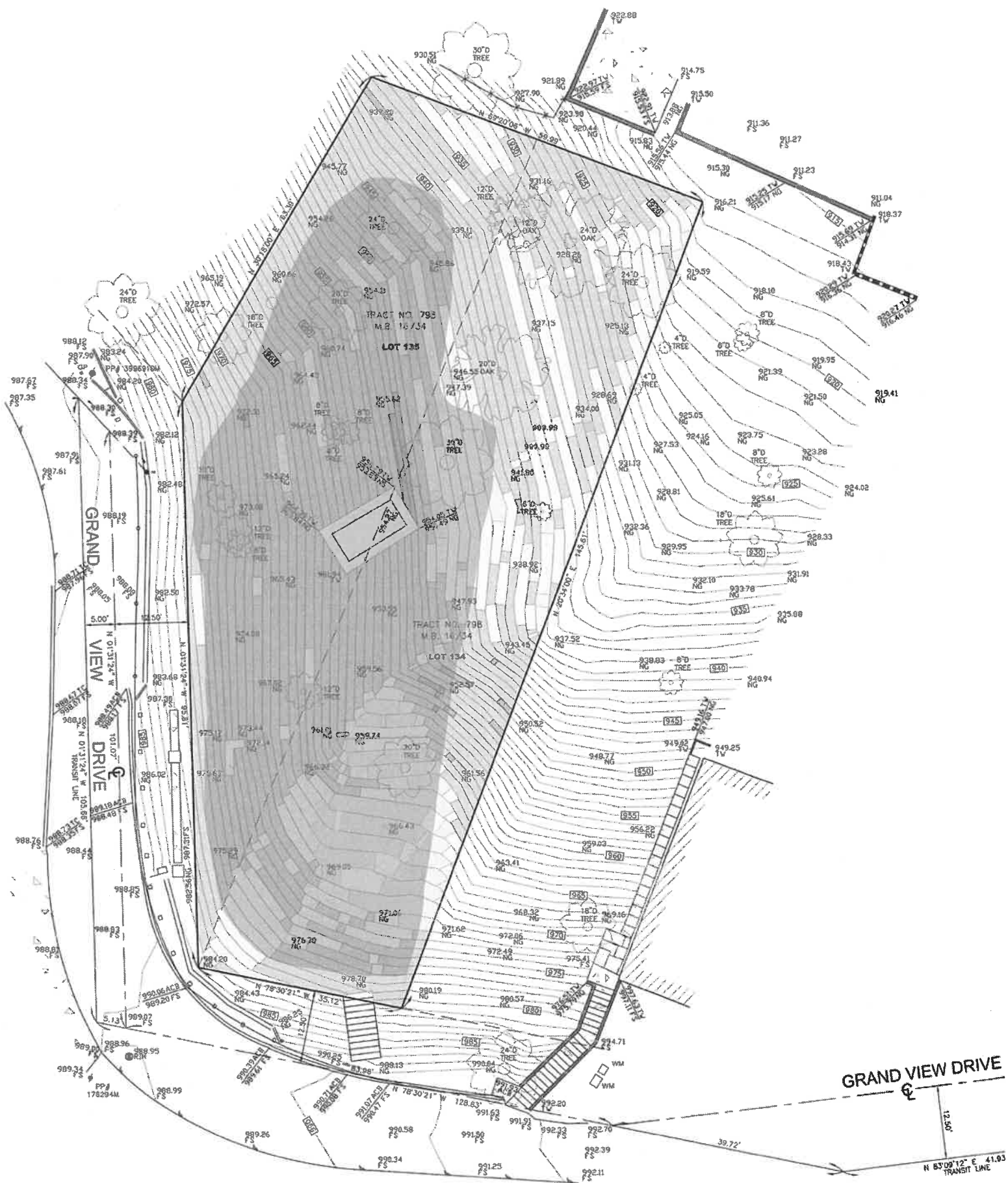
Will discuss the logistics of where we can park on the phone but essentially the dump truck should be ok to be in the driveway of 8451 & 8459 (FYI 8451 will be out of town so please park most of the truck on that side).

The driveway of 8454 we can not block in the main drive but we can use the spot just to the left of the entrance where I parked when I met you if you need to park another truck there if possible.

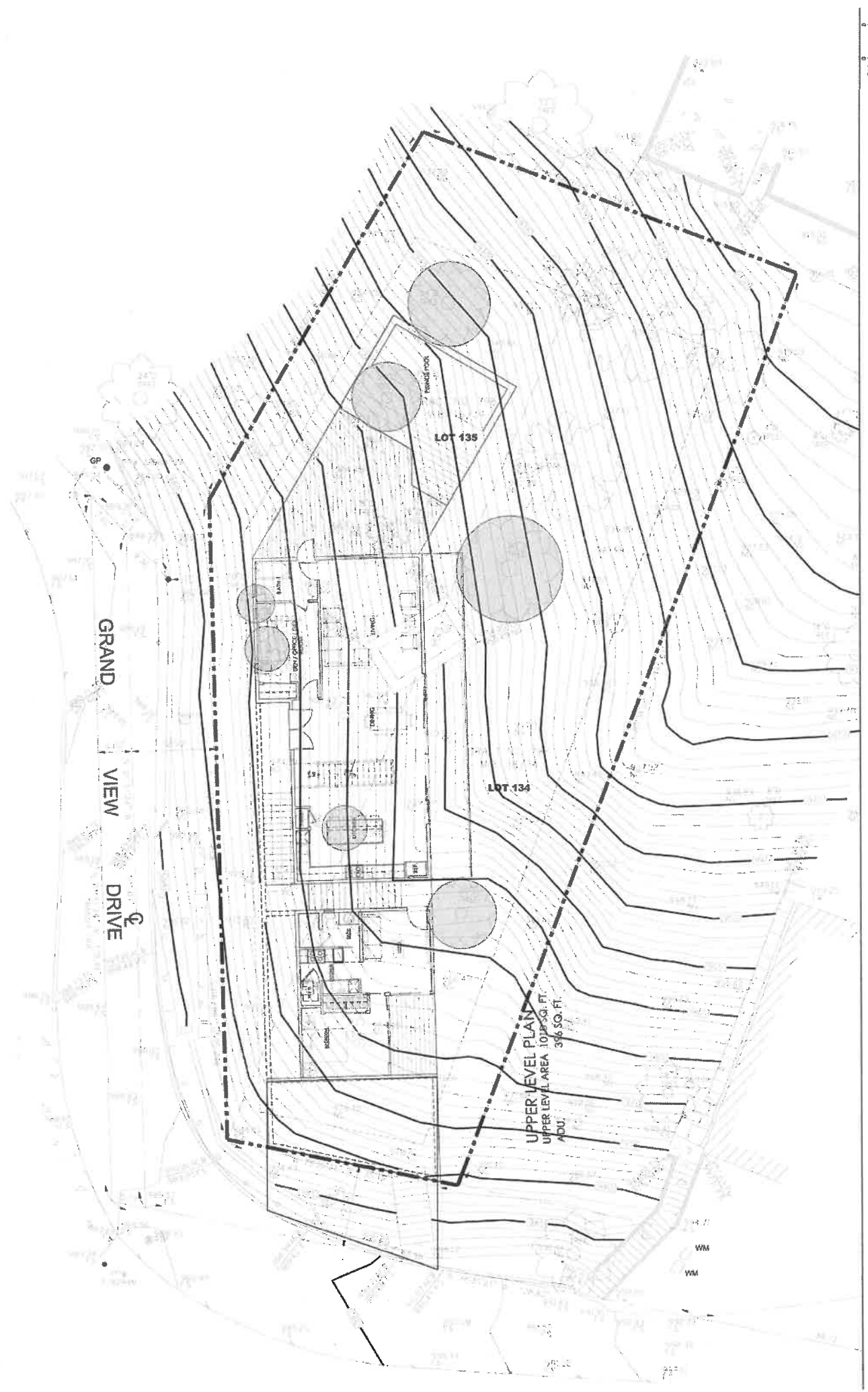
Please send me through the \$3200 quote back here so I have it.

Cheers!  
Misha









## ESTIMATE

**Prepared For**

Datura Enterprises, LLC.  
8461 W Grand View Dr  
Los Angeles , CA 90046  
(310) 717-9973

# Think Green Tree Care Inc.

16037 Harvest Moon  
La Puente, CA 91744  
Phone: (626) 510-5144  
Email: [thinkgreentreecaresales@gmail.com](mailto:thinkgreentreecaresales@gmail.com)  
Web: [thinkgreentreecare.com](http://thinkgreentreecare.com)

Estimate # 838

Date 06/24/2023

[illegible]

**Notes:**

Think Green Tree Care Inc ("Company") agrees that it is an independent contractor and assumes full responsibility for its employees, agents, and subcontractors. Datura Enterprises LLC ("Owner") shall not be liable for any injuries, damages, claims, or liabilities arising from or related to activities on the Owner's property at 8461 W Grand view Drive. Company shall maintain comprehensive general liability insurance coverage, including workers' compensation insurance, in amounts sufficient to cover any injuries, damages, or claims that may arise during the course of its work. Company shall indemnify and hold Owner harmless from any claims, demands, suits, or actions, including reasonable attorney fees, arising out of or in connection with Company's work.

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Think Green Tree Care is not responsible for any underground piping or sprinklers that are broken by stump grinding or underground digging. Also, by signing this document you agree to pay 25% of this contract if by any reason you choose to cancel services.

*Datura Enterprises*

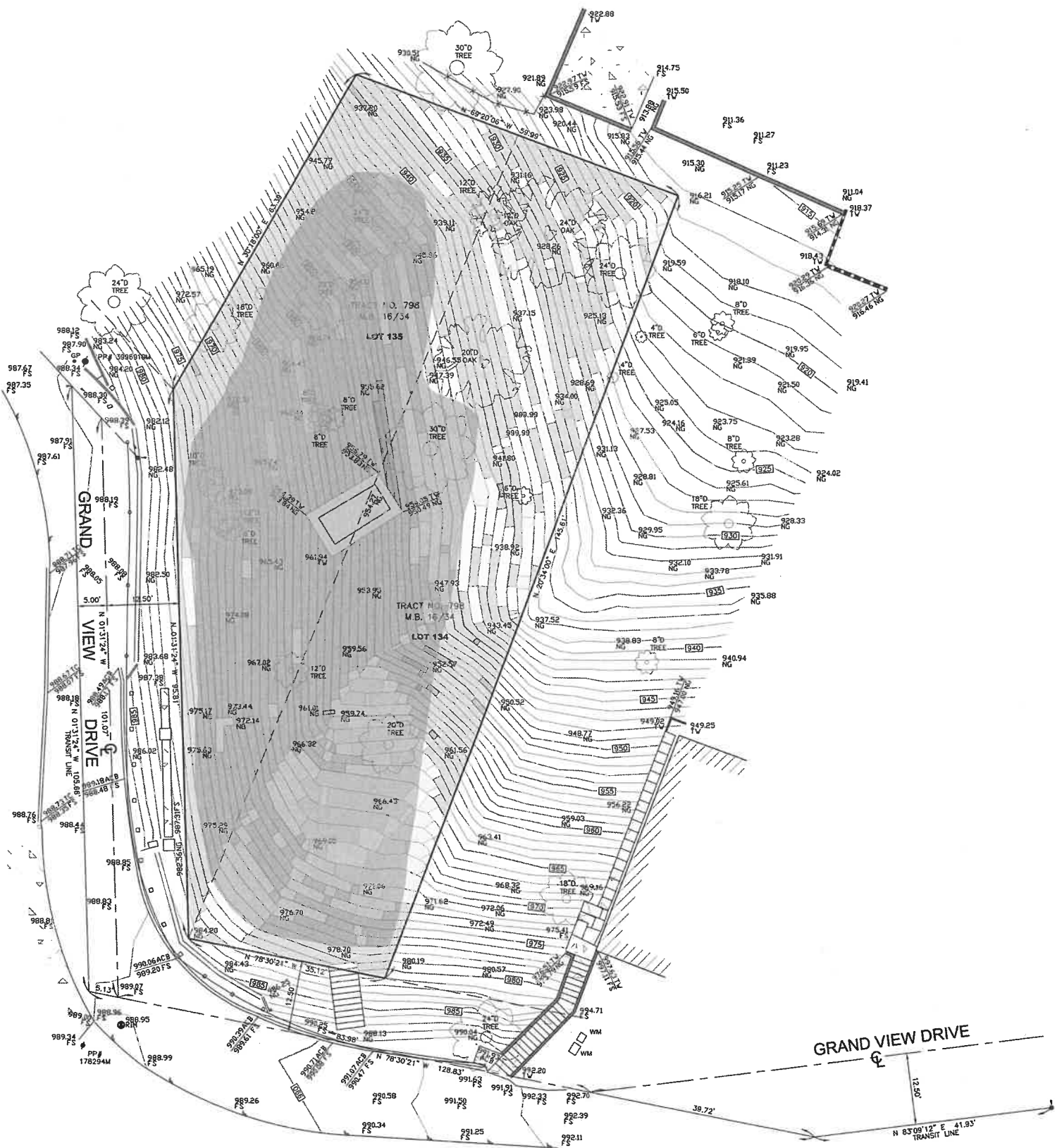
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Signed on: 06/24/2023  
Datura Enterprises, LLC.

# EXHIBIT B







## ESTIMATE



### Prepared For

Datura Enterprises, LLC  
8461 W Grand View Dr Los Angeles, CA 90046  
United States

### California Tree Design

6528 Greenleaf Ave., Suite 112  
Whittier, CA 90601  
Phone: (562) 253-9577  
Email: californiatreedesign@gmail.com  
Web: www.catreedesign.com

Estimate # 3525  
Date 07/06/2023  
Business / Tax # 27-2596057

Description	Total
Tree Pruning	\$1,800.00
1) Removal of selected trees and shrubs in highlighted area per the PDF map provided. Removal of resulting stumps on ground as much as possible or treat stumps to assure no new growth. California Tree Design Inc will not remove the oak trees or any other protected trees on the lot.	
Haul away	\$0.00
1) Haul away and dispose resulting wood, greenwaste, and debris	

<b>Subtotal</b>	\$1,800.00
<b>Total</b>	<b>\$1,800.00</b>

Signed on: 07/07/2023  
Datura Enterprises, LLC

# EXHIBIT C



Exhibit 18

Bryan Ramirez <bryan.ramirez@lacity.org>

## Illegal Removal of Protected Southern California Black Walnuts Trees at 8461 Grand View

Jamie Hall <jamie.hall@channellawgroup.com>

Fri, Jul 7, 2023 at 12:52 PM

To: Hector Banuelos <hector.banuelos@lacity.org>, Bryan Ramirez <bryan.ramirez@lacity.org>, david.miranda@lacity.org, Stephen Duprey <stephen.duprey@lacity.org>

Cc: Rikki Poulos <redazine@pacbell.net>, Kevin James <kevin.james@lacity.org>, Aidan O'Brien <apobr@yahoo.com>, Hydee Feldstein Soto <Hydee.FeldsteinSoto@lacity.org>, Stella Grey <sgrey@babanc.org>, Wendy-Sue Rosen <RosenFree@aol.com>, Paul Edelman <edelman@smmc.ca.gov>, Board LCA <board@laurelcanyon.org>

I am writing on behalf of the Laurel Canyon Association and the Laurel Canyon Land Trust, of which I am the President, to report illegal removal of mature protected Southern California Black Walnut Trees at 8461 Grand View (APN 5556-017-004) on June 28, 2023 and July 7, 2023. I took video and pictures on June 28, 2023. You can watch one of these videos at [https://share.icloud.com/photos/031\\_uwosi3-IN2iDHPdwX2GLw](https://share.icloud.com/photos/031_uwosi3-IN2iDHPdwX2GLw).

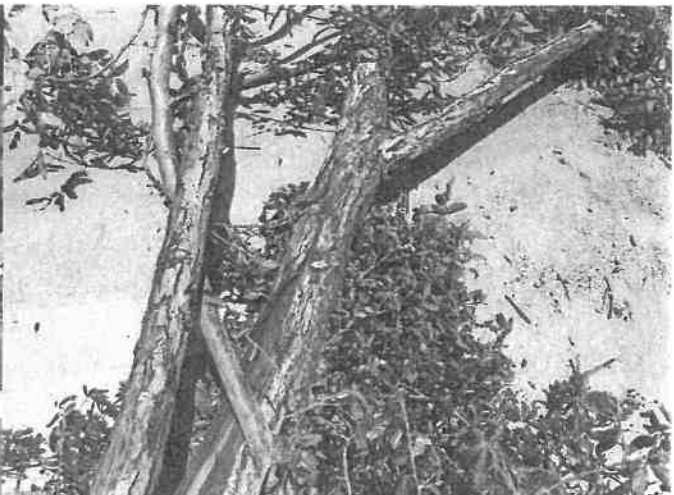
The owner is Misha Crosby. His phone number is 310-717-9973. His e-mail is misha@mishacrosby.com.

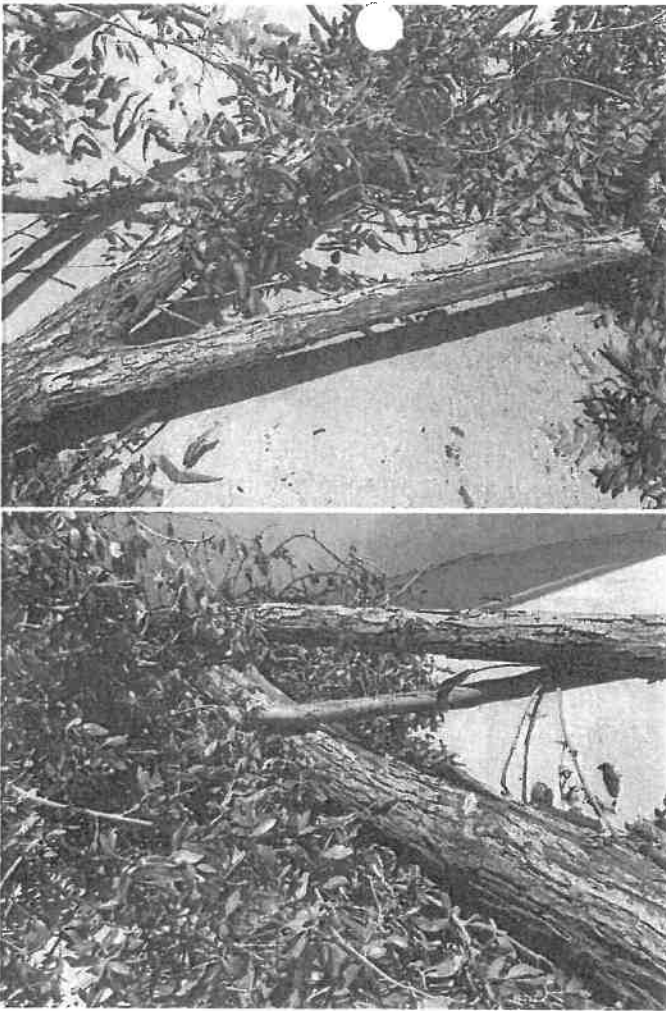
The owner and the tree cutter admitted to not having a tree report or conducting a protected tree report. And there is no question that these are protected black walnut trees. A previous owner tried to develop the lot and submitted an application to remove protected trees (See Service Request No. 1-518418141). This development effort failed and the property was sold to Mr. Crosby.

Even though the owner was advised by me on June 28, 2023 that the activity was illegal, he hired ANOTHER tree cutter to remove the remaining protected trees on July 7, 2023. This activity is currently occurring and we are requesting immediate enforcement action. Can you send a UFD representative to the property right now?

I have cc'd the Laurel Canyon Association Board of Directors as well as representatives from Councilmember Raman, the City Attorney's Office and the Santa Monica Mountains Conservancy.

This is egregious conduct and we are demanding a formal investigation and the imposition of appropriate penalties, including withholding of building permits for up to 10 years. The owner admitted that he removed the trees in order to facilitate development.





**Jamie T. Hall**  
Channel Law Group, LLP  
8383 Wilshire Blvd., Suite 750  
Beverly Hills, CA 90211  
Main Number: (310) 347-0050  
Direct: (310) 982-1760  
Fax: (323) 723-3960  
Email: [jamie.hall@channellawgroup.com](mailto:jamie.hall@channellawgroup.com)  
Website: [www.channellawgroup.com](http://www.channellawgroup.com)

\* To Book a Meeting with Me Via Zoom Visit <https://calendly.com/channellaw/zoom-meeting-with-jamie>

\*\*\*\*\*NOTICE\*\*\*\*\*

I receive many e-mails on a daily basis and am unable to respond to all of them despite my best efforts. If you have sent me an e-mail that requires my attention and I have not responded, it may have been overlooked. In this situation, I ask that you call my office at 310-982-1760. My receptionist will ensure your e-mail is elevated and a response received. Thank you for your patience and understanding.

\*\*\*\*\*CONFIDENTIAL & PRIVILEGED TRANSMISSION\*\*\*\*\*

The information contained within this e-mail and any attached document(s) is confidential and/or privileged. It is intended solely for the use of the addressee(s) named above. Unauthorized disclosure, photocopying, distribution or use of the information contained herein is prohibited. If you believe that you have received this e-mail in error, please notify the sender by reply transmission and delete the message without copying or disclosing it.



*Please consider the environment before printing this email*



**Prior Tree Removal Permit Service Request.pdf**

144K



# EXHIBIT 16



Exhibit 16.

Bryan Ramirez <bryan.ramirez@lacity.org>

## Illegal removal of protected trees at 8461 Grand View Dr.

1 message

hs@pop2.org <hs@pop2.org>

Sun, Jul 30, 2023 at 2:54 PM

To: "aura.garcia@lacity.org" <aura.garcia@lacity.org>, "teresa.villegas@lacity.org" <teresa.villegas@lacity.org>, "mike.davis@lacity.org" <mike.davis@lacity.org>, "vahid.khorsand@lacity.org" <vahid.khorsand@lacity.org>, "susana.reyes@lacity.org" <susana.reyes@lacity.org>, "fernando.campos@lacity.org" <fernando.campos@lacity.org>, "david.miranda@lacity.org" <david.miranda@lacity.org>, "hector.banuelos@lacity.org" <hector.banuelos@lacity.org>, "stephen.duprey@lacity.org" <stephen.duprey@lacity.org>, "bryan.ramirez@lacity.org" <bryan.ramirez@lacity.org>, "Hydee.FeldsteinSoto@lacity.org" <Hydee.FeldsteinSoto@lacity.org>, "kevin.james@lacity.org" <kevin.james@lacity.org>, "ted.jordan@lacity.org" <ted.jordan@lacity.org>, "dennis.kong@lacity.org" <dennis.kong@lacity.org>, "nithya.raman@lacity.org" <nithya.raman@lacity.org>, "emma.taylor@lacity.org" <emma.taylor@lacity.org>, "mehmet.berker@lacity.org" <mehmet.berker@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "angelenos4trees@gmail.com" <angelenos4trees@gmail.com>, "trees@ncsa.la" <trees@ncsa.la>, "diana@ittakesagarden.com" <diana@ittakesagarden.com>, "cmaddren@gmail.com" <cmaddren@gmail.com>, "jhall@laurelcanyon.org" <jhall@laurelcanyon.org>, "tlongcore@babcnc.org" <tlongcore@babcnc.org>, "mmann@babcnc.org" <mmann@babcnc.org>, "rschlesinger@babcnc.org" <rschlesinger@babcnc.org>, "nminer@babcnc.org" <nminer@babcnc.org>, "ssavage@babcnc.org" <ssavage@babcnc.org>, "edelman@smmc.ca.gov" <edelman@smmc.ca.gov>, "info@kirkwoodbowlfoundation.org" <info@kirkwoodbowlfoundation.org>

As a resident of the Kirkwood Bowl in Laurel Canyon, I am shocked about the illegal removal of multiple protected trees on the property at 8461 Grand View Drive without required permits per the California Protected Tree Ordinance.

The property owner took it upon himself to remove numerous California Black Walnut trees on this lot on June 28, 2023. He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service (as the first one expressed that they didn't want to be involved in illegal tree removal, so the owner CLEARLY knew that what he was doing was wrong) and defiantly removed more California Black Walnut trees! The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit.

The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner. This was also the site of a mudslide several years ago.

As a resident of Laurel Canyon, I am requesting City officials and representatives to hold this individual accountable and to demand strong enforcement as defined in the California Protected Tree Ordinance. Enforcement could include, but not be limited to, the withholding of building permits for 10 years. Additional fines and penalties are CERTAINLY appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

Heidi Servey  
8219 Yucca Trail

Sent from ProtonMail, encrypted email based in Switzerland.

Sent with Proton Mail secure email.



Bryan Ramirez <bryan.ramirez@lacity.org>

## ILLEGAL REMOVAL OF PROTECTED TREES AT 8461 GRAND VIEW DR.

1 message

james mills <quaco1@sbcglobal.net>

Sun, Jul 30, 2023 at 2:46 PM

To: "aura.garcia@lacity.org" <aura.garcia@lacity.org>, "teresa.villegas@lacity.org" <teresa.villegas@lacity.org>, "mike.davis@lacity.org" <mike.davis@lacity.org>, "vahid.khorsand@lacity.org" <vahid.khorsand@lacity.org>, "susana.reyes@lacity.org" <susana.reyes@lacity.org>, "fernando.campos@lacity.org" <fernando.campos@lacity.org>, "david.miranda@lacity.org" <david.miranda@lacity.org>, "hector.banuelos@lacity.org" <hector.banuelos@lacity.org>, "stephen.duprey@lacity.org" <stephen.duprey@lacity.org>, "bryan.ramirez@lacity.org" <bryan.ramirez@lacity.org>, "Hydee.FeldsteinSoto@lacity.org" <Hydee.FeldsteinSoto@lacity.org>, "kevin.james@lacity.org" <kevin.james@lacity.org>, "ted.jordan@lacity.org" <ted.jordan@lacity.org>, "dennis.kong@lacity.org" <dennis.kong@lacity.org>, "nithya.raman@lacity.org" <nithya.raman@lacity.org>, "emma.taylor@lacity.org" <emma.taylor@lacity.org>, "mehmet.berker@lacity.org" <mehmet.berker@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "angelenos4trees@gmail.com" <angelenos4trees@gmail.com>, "trees@ncsa.la" <trees@ncsa.la>, "diana@ittakesagarden.com" <diana@ittakesagarden.com>, "cmaddren@gmail.com" <cmaddren@gmail.com>, "jhall@laurelcanyon.org" <jhall@laurelcanyon.org>, "tlongcore@babcnc.org" <tlongcore@babcnc.org>, "mmann@babcnc.org" <mmann@babcnc.org>, "rschlesinger@babcnc.org" <rschlesinger@babcnc.org>, "nminer@babcnc.org" <nminer@babcnc.org>, "ssavage@babcnc.org" <ssavage@babcnc.org>, "edelman@smmc.ca.gov" <edelman@smmc.ca.gov>, "info@kirkwoodbowlfoundation.org" <info@kirkwoodbowlfoundation.org>

As a resident of the Kirkwood Bowl area in Laurel Canyon, I am upset about the illegal removal of multiple protected trees on the property at 8461 Grand View Drive without required permits per the California Protected Tree Ordinance.

The lot's owner stripped the entire lot of all vegetation. He removed numerous California Black Walnut trees on this lot on June 28, 2023. He was caught, notified and asked to stop immediately. The tree removal service wanted no part in illegal tree removal and they all left that day. Then, the owner returned on July 7 using a different tree removal service, and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation ... and by the way, he has not yet even applied for a building permit!

The previous owner encountered many obstacles when attempting to develop this lot, and so will the present owner. This was also the site of a mudslide several years ago. The hillside, once covered with beautiful protected trees, is now totally bare, which, let's not forget, makes the possibility of another mudslide even greater.

As a resident of Laurel Canyon, we are requesting for City officials and representatives to hold this individual accountable and to demand strong enforcement as defined in the California Protected Tree Ordinance, to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you so much for your consideration in this case.

Jim Mills  
8219 Yucca Trail





Bryan Ramirez <bryan.ramirez@lacity.org>

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## ILLEGAL REMOVAL OF PROTECTED TREES AT 8461 GRANDVIEW DR.

1 message

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jane kurson <kurson@mac.com>

Fri, Jul 28, 2023 at 1:30 PM

To: aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org, nithya.raman@lacity.org, emma.taylor@lacity.org, mehmet.berker@lacity.org, mashael.majid@lacity.org, angelenos4trees@gmail.com, trees@ncsa.la, diana@ittakesagarden.com, cmaddren@gmail.com, jhall@laurelcanyon.org, tlongcore@babcnc.org, mmann@babcnc.org, rschlesinger@babcnc.org, nminer@babcnc.org, ssavage@babcnc.org, edelman@smmc.ca.gov, info@kirkwoodbowlfoundation.org  
Cc: jane kurson <kurson@mac.com>

Dear City Official,

As a resident of the Kirkwood Bowl in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance. He has basically stripped the entire lot of all vegetation.

The property owner took it upon himself to remove numerous California Black Walnut trees on this lot on June 28, 2023. He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner. This was also the site of a mudslide several years ago.

As a resident of Laurel Canyon, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

Jane Kurson  
8221 Yucca Trail

Los Angeles CA 90046



Bryan Ramirez <bryan.ramirez@lacity.org>

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## ILLEGAL REMOVAL OF PROTECTED TREES AT 8461 GRANDVIEW DR.

1 message

---

Alan Kishbaugh <alankishbaugh@gmail.com>

Fri, Jul 28, 2023 at 10:48 AM

To: aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org, nithya.raman@lacity.org, emma.taylor@lacity.org, Mehmet Berker <mehmet.berker@lacity.org>, mashael.majid@lacity.org, angelenos4trees@gmail.com, trees@ncsa.la, diana@ittakesagarden.com, cmadden@gmail.com, Jamie Hall <jhall@laurelcanyon.org>, tlongcore@babcnc.org, mmann@babcnc.org, Robert Schlesinger <rschlesinger@babcnc.org>, nminer@babcnc.org, ssavage@babcnc.org, Paul Edelman <edelman@smmc.ca.gov>, info@kirkwoodbowlfoundation.org

Please apply all appropriate sanctions for this illegal action. Black Walnuts are protected and in short supply as they generally only grow on the northern slopes of the Santa Monica Mountains. Fines and long-term prohibition of building permits are more than appropriate for this builder's illegal cutting on this site. Thank you

Alan Kishbaugh



Bryan Ramirez <bryan.ramirez@lacity.org>

## ILLEGAL REMOVAL OF PROTECTED TREES AT 8461 GRANDVIEW DR.

1 message

Karolynne Gee <karolynnegee@sbcglobal.net>

Fri, Jul 28, 2023 at 5:17 AM

Reply-To: Karolynne Gee <karolynnegee@sbcglobal.net>

To: "aura.garcia@lacity.org" <aura.garcia@lacity.org>, "teresa.villegas@lacity.org" <teresa.villegas@lacity.org>, "mike.davis@lacity.org" <mike.davis@lacity.org>, "vahid.khorsand@lacity.org" <vahid.khorsand@lacity.org>, "susana.reyes@lacity.org" <susana.reyes@lacity.org>, "fernando.campos@lacity.org" <fernando.campos@lacity.org>, "david.miranda@lacity.org" <david.miranda@lacity.org>, "hector.banuelos@lacity.org" <hector.banuelos@lacity.org>, "stephen.duprey@lacity.org" <stephen.duprey@lacity.org>, "bryan.ramirez@lacity.org" <bryan.ramirez@lacity.org>, "Hydee.FeldsteinSoto@lacity.org" <hydee.feldsteinsoto@lacity.org>, "kevin.james@lacity.org" <kevin.james@lacity.org>, "ted.jordan@lacity.org" <ted.jordan@lacity.org>, "dennis.kong@lacity.org" <dennis.kong@lacity.org>, "nithya.raman@lacity.org" <nithya.raman@lacity.org>, "emma.taylor@lacity.org" <emma.taylor@lacity.org>, "mehmet.berker@lacity.org" <mehmet.berker@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "angelenos4trees@gmail.com" <angelenos4trees@gmail.com>, "trees@ncsa.la" <trees@ncsa.la>, "diana@ittakesagarden.com" <diana@ittakesagarden.com>, "cmaddren@gmail.com" <cmaddren@gmail.com>, "jhall@laurelcanyon.org" <jhall@laurelcanyon.org>, "tlongcore@babnc.org" <tlongcore@babnc.org>, "mmann@babnc.org" <mmann@babnc.org>, "rschlesinger@babnc.org" <rschlesinger@babnc.org>, "nminer@babnc.org" <nminer@babnc.org>, "ssavage@babnc.org" <ssavage@babnc.org>, "edelman@smmc.ca.gov" <edelman@smmc.ca.gov>

Dear City Official,

As a resident of the Kirkwood Bowl in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance. He has basically stripped the entire lot of all vegetation.

The property owner took it upon himself to remove numerous California Black Walnut trees on this lot on June 28, 2023. He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner. This was also the site of a mudslide several years ago.

As a resident of Laurel Canyon, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

Respectfully,

Karolynne A. Gee  
8223 Yucca Trail  
Los Angeles, CA 90046-1953

A





Bryan Ramirez <bryan.ramirez@lacity.org>

---

## ILLEGAL REMOVAL OF PROTECTED TREES AT 8461 GRANDVIEW DR.

1 message

ann song <emailasong@yahoo.com>

Thu, Jul 27, 2023 at 5:28 PM

To: "aura.garcia@lacity.org" <aura.garcia@lacity.org>, "teresa.villegas@lacity.org" <teresa.villegas@lacity.org>, "mike.davis@lacity.org" <mike.davis@lacity.org>, "vahid.khorsand@lacity.org" <vahid.khorsand@lacity.org>, "susana.reyes@lacity.org" <susana.reyes@lacity.org>, "fernando.campos@lacity.org" <fernando.campos@lacity.org>, "david.miranda@lacity.org" <david.miranda@lacity.org>, "hector.banuelos@lacity.org" <hector.banuelos@lacity.org>, "stephen.duprey@lacity.org" <stephen.duprey@lacity.org>, "bryan.ramirez@lacity.org" <bryan.ramirez@lacity.org>, "Hydee.FeldsteinSoto@lacity.org" <Hydee.FeldsteinSoto@lacity.org>, "kevin.james@lacity.org" <kevin.james@lacity.org>, "ted.jordan@lacity.org" <ted.jordan@lacity.org>, "dennis.kong@lacity.org" <dennis.kong@lacity.org>, "nithya.raman@lacity.org" <nithya.raman@lacity.org>, "emma.taylor@lacity.org" <emma.taylor@lacity.org>, "mehmet.berker@lacity.org" <mehmet.berker@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "angelenos4trees@gmail.com" <angelenos4trees@gmail.com>, "trees@ncsa.la" <trees@ncsa.la>, "diana@ittakesagarden.com" <diana@ittakesagarden.com>, "cmaddren@gmail.com" <cmaddren@gmail.com>, "jhall@laurelcanyon.org" <jhall@laurelcanyon.org>, "tlongcore@babnc.org" <tlongcore@babnc.org>, "mmann@babnc.org" <mmann@babnc.org>, "rschlesinger@babnc.org" <rschlesinger@babnc.org>, "nminer@babnc.org" <nminer@babnc.org>, "ssavage@babnc.org" <ssavage@babnc.org>, "edelman@smmc.ca.gov" <edelman@smmc.ca.gov>, "info@kirkwoodbowlfoundation.org" <info@kirkwoodbowlfoundation.org>

Dear City Official,

As a resident of the Kirkwood Bowl in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance. He has basically stripped the entire lot of all vegetation.

The property owner took it upon himself to remove numerous California Black Walnut trees on this lot on June 28, 2023. He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner. This was also the site of a mudslide several years ago.

As a resident of Laurel Canyon, and the neighbor who owns the property next door, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day.

We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

And as the property owner next door, I am aghast and very concerned that he removed the trees in such a manner, without proper permits and more importantly with such a blatant disregard to the warning and disregard in proceeding in a proper manner. I take this disregard and utter disrespect as a signal and indication of how he may proceed in like manner as he tries to build on the property.

Thank you for your consideration in this case.

Ann Song  
Owner of 8451 Grand View Drive  
LA, CA 90046



Bryan Ramirez <bryan.ramirez@lacity.org>

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## ILLEGAL REMOVAL OF PROTECTED TREES AT 8461 GRANDVIEW DR

1 message

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Jack Ketchian <ketchian@gmail.com>

Fri, Jul 28, 2023 at 12:19 AM

To: aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org, nithya.raman@lacity.org, emma.taylor@lacity.org, mehmet.berker@lacity.org, mashael.majid@lacity.org, angelenos4trees@gmail.com, trees@ncsa.la, diana@ittakesagarden.com, cmaddren@gmail.com, jhall@laurelcanyon.org, tlongcore@babcnc.org, mmann@babcnc.org, rschlesinger@babcnc.org, nminer@babcnc.org, ssavage@babcnc.org, edelman@smmc.ca.gov, info@kirkwoodbowlfoundation.org

Dear City Official,

As a resident of the Kirkwood Bowl in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance. He has basically stripped the entire lot of all vegetation.

Please don't these persons cut the limited number of trees we have to disappear from the neighborhood.

The property owner took it upon himself to remove numerous California Black Walnut trees on this lot on June 28, 2023. He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner. This was also the site of a mudslide several years ago.

As a resident of Laurel Canyon, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

Jack Ketchian  
8481 Kirkwood Dr



Bryan Ramirez <bryan.ramirez@lacity.org>

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## ILLEGAL REMOVAL OF PROTECTED TREES AT 8461 GRANDVIEW DR.

1 message

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Steffani Gaines <steffanigaines@yahoo.com>

Thu, Jul 27, 2023 at 2:59 PM

To: "aura.garcia@lacity.org" <aura.garcia@lacity.org>, "teresa.villegas@lacity.org" <teresa.villegas@lacity.org>, "mike.davis@lacity.org" <mike.davis@lacity.org>, "vahid.khorsand@lacity.org" <vahid.khorsand@lacity.org>, "susana.reyes@lacity.org" <susana.reyes@lacity.org>, "fernando.campos@lacity.org" <fernando.campos@lacity.org>, "david.miranda@lacity.org" <david.miranda@lacity.org>, "hector.banuelos@lacity.org" <hector.banuelos@lacity.org>, "stephen.duprey@lacity.org" <stephen.duprey@lacity.org>, "bryan.ramirez@lacity.org" <bryan.ramirez@lacity.org>, "Hydee.FeldsteinSoto@lacity.org" <Hydee.FeldsteinSoto@lacity.org>, "kevin.james@lacity.org" <kevin.james@lacity.org>, "ted.jordan@lacity.org" <ted.jordan@lacity.org>, "dennis.kong@lacity.org" <dennis.kong@lacity.org>, "nithya.raman@lacity.org" <nithya.raman@lacity.org>, "emma.taylor@lacity.org" <emma.taylor@lacity.org>, "mehmet.berker@lacity.org" <mehmet.berker@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "angelenos4trees@gmail.com" <angelenos4trees@gmail.com>, "trees@ncsa.la" <trees@ncsa.la>, "diana@ittakesagarden.com" <diana@ittakesagarden.com>, "cmaddren@gmail.com" <cmaddren@gmail.com>, "jhall@laurelcanyon.org" <jhall@laurelcanyon.org>, "tlongcore@babcnc.org" <tlongcore@babcnc.org>, "mmann@babcnc.org" <mmann@babcnc.org>, "rschlesinger@babcnc.org" <rschlesinger@babcnc.org>, "nminer@babcnc.org" <nminer@babcnc.org>, "ssavage@babcnc.org" <ssavage@babcnc.org>, "edelman@smmc.ca.gov" <edelman@smmc.ca.gov>, "info@kirkwoodbowlfoundation.org" <info@kirkwoodbowlfoundation.org>

Dear City Official,

As a resident of the Kirkwood Bowl in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance. He has basically stripped the entire lot of all vegetation.

The property owner took it upon himself to remove numerous California Black Walnut trees on this lot on June 28, 2023. He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner. This was also the site of a mudslide several years ago.

As a resident of Laurel Canyon, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come.



We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

**Steffi Gaines**

8107 McKim Court LOS Angeles Ca. 90046



Bryan Ramirez <bryan.ramirez@lacity.org>

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## 8461 GRANDVIEW DR. ILLEGAL REMOVAL OF PROTECTED TREES

1 message

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David Rolston <gizmola@gmail.com>

Thu, Jul 27, 2023 at 2:32 PM

To: aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org, nithya.raman@lacity.org, emma.taylor@lacity.org, mehmet.berker@lacity.org, mashael.majid@lacity.org, angelenos4trees@gmail.com, trees@ncsa.la, diana@ittakesagarden.com, cmaddren@gmail.com, jhall@laurelcanyon.org, tlongcore@babcnc.org, mmann@babcnc.org, rschlesinger@babcnc.org, nminer@babcnc.org, ssavage@babcnc.org, edelman@smmc.ca.gov, info@kirkwoodbowlfoundation.org

Dear City Official,

As a resident of Grand View Drive in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance.

Once again, an absentee owner with designs to build a home on a sheer canyon slope, has begun an effort by choosing to strip the lot of all vegetation. The location of this site includes a section of Substandard roadway, where it is not wide enough for 2 cars to pass, and just below Cole Crest, where expensive efforts have been underway to reinforce the crumbling infrastructure.

This lot that has been empty since a fire in 1979 burned numerous homes in the Kirkwood Bowl. Given the passage of the hillside ordinance a number of parties have purchased similar lots, here and on paper streets, and inevitably, attempts are made to build outsized homes requesting variance of the ordinance and existing laws.

The property owner took it upon himself to remove numerous California Black Walnut trees on this lot on June 28, 2023. He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner. This was also the site of a mudslide several years ago.

As residents of Grand View Drive, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

Respectfully,

David & Tracy Rolston  
8311 Grand View Dr.



Bryan Ramirez <bryan.ramirez@lacity.org>

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## Illegal Removal of Protected Trees at 8461 Grandview Dr , LA

1 message

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Blanche D'Souza <neighborblanche@gmail.com>

Tue, Jul 25, 2023 at 3:07 PM

To: Nithya Raman <nithya@nithyaforthecity.com>, Blanche D'Souza <neighborblanche@gmail.com>

Cc: aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org, emma.taylor@lacity.org, mehmet.berker@lacity.org, mashael.majid@lacity.org, angelenos4trees@gmail.com, trees@ncsa.la, diana@ittakesagarden.com, cmaddren@gmail.com, Jamie Hall <jhall@laurelcanyon.org>, tlongcore@babcnc.org, mmann@babcnc.org, rschlesinger@babcnc.org, nminer@babcnc.org, ssavage@babcnc.org, edelman@smmc.ca.gov

Dear City Official,

As a resident of the Kirkwood Bowl in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance. He has basically stripped the entire lot of vegetation.

On June 28, 2023, the property owner took it upon himself to remove numerous California Black Walnut and Mexican Elderberry trees on this lot . He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner.

As a resident of Laurel Canyon, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

Your Name Blanche L. Juza





Bryan Ramirez <bryan.ramirez@lacity.org>

## 8461 GrandView Drive, LA, 90046 / Illegal Tree Removal / Gross Violation of California Protected Tree Ordinance

1 message

Aidan O'Brien <apobr@yahoo.com>

Tue, Jul 25, 2023 at 8:42 AM

Reply-To: Aidan O'Brien <apobr@yahoo.com>

To: "aura.garcia@lacity.org" <aura.garcia@lacity.org>, "teresa.villegas@lacity.org" <teresa.villegas@lacity.org>, "mike.davis@lacity.org" <mike.davis@lacity.org>, "vahid.khorsand@lacity.org" <vahid.khorsand@lacity.org>, "susana.reyes@lacity.org" <susana.reyes@lacity.org>, "fernando.campos@lacity.org" <fernando.campos@lacity.org>, "david.miranda@lacity.org" <david.miranda@lacity.org>, "hector.banuelos@lacity.org" <hector.banuelos@lacity.org>, "stephen.duprey@lacity.org" <stephen.duprey@lacity.org>, "bryan.ramirez@lacity.org" <bryan.ramirez@lacity.org>, "Hydee.FeldsteinSoto@lacity.org" <hydee.feldsteinsoto@lacity.org>, "kevin.james@lacity.org" <kevin.james@lacity.org>, "ted.jordan@lacity.org" <ted.jordan@lacity.org>, "dennis.kong@lacity.org" <dennis.kong@lacity.org>, "nithya.raman@lacity.org" <nithya.raman@lacity.org>, "emma.taylor@lacity.org" <emma.taylor@lacity.org>, "mehmet.berker@lacity.org" <mehmet.berker@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "angelenos4trees@gmail.com" <angelenos4trees@gmail.com>, "trees@ncsa.la" <trees@ncsa.la>, "diana@ittakesagarden.com" <diana@ittakesagarden.com>, "cmaddren@gmail.com" <cmaddren@gmail.com>, "jhall@laurelcanyon.org" <jhall@laurelcanyon.org>, "tlongcore@babcnc.org" <tlongcore@babcnc.org>, "mmann@babcnc.org" <mmann@babcnc.org>, "rschlesinger@babcnc.org" <rschlesinger@babcnc.org>, "nminer@babcnc.org" <nminer@babcnc.org>, "ssavage@babcnc.org" <ssavage@babcnc.org>, "edelman@smmc.ca.gov" <edelman@smmc.ca.gov>

Cc: Jamie Hall <jamie.hall@channellawgroup.com>, Rikki Poulos <redezine@pacbell.net>

July 25, 2023

I am President of the Kirkwood Bowl Foundation.

<https://www.kirkwoodbowlfoundation.org/>

We are dedicated to Quality of Life in our part of Laurel Canyon.

Over the years we have been strikingly successful at assuring responsible development and ensuring that rules are followed.

The recent cutting of Black Walnut Trees at 8461 GrandView is particularly egregious.

He was advised as to what he was doing was illegal and needed permits.

In spite of this he came back a week later and continued the cutting.

We have the video evidence and credible statements by witnesses.

Clearly this person wants to develop on GrandView a fragile street already under massive stress.

From his behavior he will not follow rules.

It is now time for enforcement and penalties.

**At a minimum it requires the withholding of Building Permits for 10 years.**

Looking down on the City from Laurel Canyon what stands out is the oasis of green that is Hancock Park.

The City desperately needs the green oasis of Laurel Canyon.

Aidan O'Brien MD  
8382 GrandView Drive  
Los Angeles  
CA 90046-1918

Phone/FAX (323) 650 3655



Bryan Ramirez <bryan.ramirez@lacity.org>

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## ILLEGAL REMOVAL OF POTECTED TREES AT 8461 GRANDVIEW DR.

1 message

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sarah hayes <sehayes7778@gmail.com>

Mon, Jul 24, 2023 at 4:55 PM

To: aura.garcia@lacity.org

Bcc: bryan.ramirez@lacity.org

Dear City Official,

As a resident of the Kirkwood Bowl in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance. He has basically stripped the entire lot of vegetation.

On June 28, 2023, the property owner took it upon himself to remove numerous California Black Walnut and Mexican Elderberry trees on this lot . He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner.

As a resident of Laurel Canyon, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

Sarah E. Hayes



Bryan Ramirez <bryan.ramirez@lacity.org>

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## ILLEGAL REMOVAL OF POTECTED TREES AT 8461 GRANDVIEW DR.

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**Marilyn Frandsen** <marilyn.frandsen@gmail.com>

Sun, Jul 23, 2023 at 4:02 PM

To: aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org, nithya.raman@lacity.org, emma.taylor@lacity.org, mehmet.berker@lacity.org, mashael.majid@lacity.org, angelenos4trees@gmail.com, trees@ncsa.la, diana@ittakesagarden.com, cmaddren@gmail.com, Jamie Hall <jhall@laurelcanyon.org>, tlongcore@babnc.org, mmann@babnc.org, rschlesinger@babnc.org, nminer@babnc.org, ssavage@babnc.org, edelman@smmc.ca.gov

Dear City Official,

As a 76 year old person who grew up in the Kirkwood Bowl in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance. He has basically stripped the entire lot of vegetation.

On June 28, 2023, the property owner took it upon himself to remove numerous California Black Walnut and Mexican Elderberry trees on this lot. He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner.

As a resident of Laurel Canyon, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. Our wildlife need the shelter and food these trees proved. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

Marilyn Frandsen  
marilyn.frandsen@gmail.com 213 598-3116



Bryan Ramirez <bryan.ramirez@lacity.org>

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## ILLEGAL REMOVAL OF PROTECTED TREES ON 8461 GRANDVIEW

1 message

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Ann C <amciminera@gmail.com>

Mon, Jul 24, 2023 at 8:55 AM

To: aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org, nithya.raman@lacity.org, emma.taylor@lacity.org, mehmet.berker@lacity.org, mashael.majid@lacity.org, angelenos4trees@gmail.com, trees@ncsa.la, diana@ittakesagarden.com, cmaddren@gmail.com, jhall@laurelcanyon.org, tlongcore@babcnc.org, mmann@babcnc.org, rschlesinger@babcnc.org, nminer@babcnc.org, ssavage@babcnc.org, edelman@smmc.ca.gov

Dear City Official,

On or about July 7, I noticed that a lot at 8461 Grand View was being cleared. I assumed it was required maintenance pursuant to the LAFD brush clearance program, however unusual that it would take more than a day to clear and wood chippers would be needed. When I glanced over after the workers finally left, I was shocked to see the lot was completely denuded. I now understand that the owner of the property illegally removed protected California Black Walnut and Mexican Elderberry trees without required permits per the California Protected Tree Ordinance. During, and for about a week afterwards, a hawk kept screeching and was circling the area, I suspect that a hawk nest was also destroyed.

If the owner of this property blatantly defied the city ordinance and, further, continued clearing the lot after being informed to desist work, I strongly urge every City official and representative to hold this individual accountable to the highest degree afforded under the California Protected Tree Ordinance including withholding issuance of building permits for 10 years and levying fines and penalties for such egregious behavior.

Thank you for your consideration in this case.

Ann Ciminera  
8335 Grand View Drive





Bryan Ramirez <bryan.ramirez@lacity.org>

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## ILLEGAL REMOVAL OF PROTECTED TREES @ 8461 GRANDVIEW DR.

1 message

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rand sagers <alecdelta@gmail.com>

Mon, Jul 24, 2023 at 12:58 PM

To: aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org, nithya.raman@lacity.org, emma.taylor@lacity.org, mehmet.berker@lacity.org, mashaef.majid@lacity.org, angelenos4trees@gmail.com, trees@ncsa.la, diana@ittakesagarden.com, cmaddren@gmail.com, jhall@laurelcanyon.org, tlongcore@babnc.org, mmann@babnc.org, rschlesinger@babnc.org, nminer@babnc.org, ssavage@babnc.org, edelman@smmc.ca.gov, info@kirkwoodbowlfoundation.org

Dear City Officials, et al

As a 26 year resident of the Kirkwood Bowl in Laurel Canyon, I am **OUTRAGED** about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance. He has stripped the entire lot of vegetation.

On June 28, 2023, the property owner took it upon himself to remove numerous California Black Walnut and Mexican Elderberry trees on this lot . He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner.

As a resident of Laurel Canyon, we are requesting for any and every City official and representative to hold this individual **ACCOUNTABLE** and demand **STRONG ENFORCEMENT** as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Societies collapse if agreed upon rules and regulations are not sufficiently enforced to ensure compliance.

This is **YOUR** opportunity and responsibility to make sure the California Protected Tree ordinance is stringently enforced.

Thank you for your consideration in this case.

Your assistance is greatly appreciated.

Rand Sagers

8403 Yucca Trail

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FROM:

Misha Crosby  
1260 W Flores St, #  
West Hollywood, CA 900

TO:

Dr. Fernan  
Executive Officer  
City of Los Angeles  
Board of Public Works  
200 W Spring St Ste  
(Rm 405), Los Angeles,  
CA 90012



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DEPARTMENT OF PUBLIC WORKS  
BUREAU OF STREET SERVICES  
REPORT NO.1

Page 1 of 10

Date: March 27, 2024

Council District No.4

Honorable Board of Public Works  
Of the City of Los Angeles

Commissioners:

**8461 WEST GRAND VIEW DRIVE - REQUEST THE BOARD OF PUBLIC WORKS TO DENY THE APPEAL OF THE BUREAU OF STREET SERVICES DETERMINATION TO REQUEST THE SUPERINTENDENT OF BUILDING, LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY (LADBS), TO WITHHOLD THE ISSUANCE OF ANY BUILDING PERMITS FOR A PERIOD OF FOUR YEARS PURSUANT TO LAMC 46.06.**

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**RECOMMENDATION:**

That the Board of Public Works (Board):

1. FIND that illegal removal of protected trees has taken place at 8461 West Grand View Drive.
2. CONCUR with the Bureau of Street Services' findings and determination to request from the Superintendent of Building, Los Angeles Department of Building and Safety (LADBS), to withhold issuance of building permits for a period of four years.
3. DENY the appeal of the Bureau of Street Services' findings and determination to request the superintendent of building, Los Angeles Department of Building and Safety (LADBS), to withhold the issuance of any building permits for a period of four years.

**TRANSMITTALS:**

1. Hearing Examiner Report/Notice of Decision, Dated October 27, 2023
2. Notice of Appeal Dated November 6, 2023,
3. Audio of Part 1 Recorded Hearing Sept 27, 2023. 1:08:01-1:08:19  
(Audio & Video will be available upon request – UFD Custodian of Records)
4. Full Transcription of Recorded Hearing on September 27, 2023 (Parts 1 and 2)
5. Constituent Statement of Advisement (Exhibit 18)
6. Notice of Administrative Hearing, Dated August 25, 2023 (Exhibits 1-3)
7. Proof of ownership prior to tree removals (Exhibits 4-5)
8. Tree report dated September 22, 2023, prepared by Mr. Kelly Lewis
9. Audio of Part 2 Recorded Hearing Sept 27, 2023. Except audio; 41:16-44:14  
(Audio & Video will be available upon request – UFD Custodian of Records)

DEPARTMENT OF PUBLIC WORKS  
BUREAU OF STREET SERVICES  
REPORT NO.1

Page 2 of 10

Date: March 27, 2024

10. Transcription of Recorded Hearing on September 27, 2023 Part. 2 Excerpt pgs. 36:24-39:21
11. UFD Tree Inventory (Exhibit 13)
12. Transcription of Recorded Hearing on Sept 27, 2023. Part 2. Excerpt pgs. 36:12-21
13. Audio of Part 2 0:40:52-0:41:08 Recorded Hearing Sept 27, 2023.  
(Audio & Video will be available upon request – UFD Custodian of Records)
14. Owner's Formal Statement (Exhibit 12)  
(Audio & Video will be available upon request – UFD Custodian of Records)
15. Crosby's Site Plan (Exhibit 21)
16. Crosby's email to Contractor (Exhibit 23)
17. Video of illegal tree removals taken June 28, 2023  
(Audio & Video will be available upon request – UFD Custodian of Records)
18. Transcription of Recorded Hearing on Sept 27, 2023, part 2 Excerpt pgs. 47:2-48-48:14

**RECITAL:**

The Bureau of Street Services (Bureau) submits this Board Report (Report) in response to the Notice of Appeal to the Los Angeles Board of Public Works of the Hearing Examiner Report/Notice of Decision dated October 27, 2023 (COMM. NO. 122610) (Notice of Appeal). This Report outlines the Los Angeles Municipal Code (LAMC) sections related to the prohibition of removal of protected trees or shrubs, as well as the consequence of such removal at issue in the Notice of Appeal. This Report also summarizes the procedural history including the administrative hearing, as well as generally describes the evidence then presented as well as transmitted here. There is no real dispute in this appeal that protected trees and shrub were removed in violation of the LAMC. Instead, Appellant Misha Crosby brings his appeal, focusing principally on but one of the factors considered in the enforcement provisions set out in the LAMC for the illegal removal of protected trees and shrubs.

Both in this Report and at the scheduled Board hearing, Bureau representatives will provide more detail as to the evidence associated with the unpermitted protected tree and shrub removal. The Bureau will also further support its recommendation that, as a consequence for the illegal removal of protected trees and shrub at the subject property, this Board concur with the Bureau's findings and determination to request the Department of Building and Safety to withhold issuance of building permits for a period of four years.<sup>1</sup>

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<sup>1</sup> In fact, the Bureau (Urban Forestry Division) initially recommended seven-years to the Hearing Examiner. See generally Transmittal No.3, Transcript of Audio 9-27-202 Hearing Part 1 mp4 1:08:01-1:08:19; Transmittal No.4, Transcription of Recorded Hearing on September 27, 2023 Part 1 (Transcript of Part 1) pg. 44:11-17.



**A. LAMC prohibits relocation or removal of protected trees or shrubs other than in compliance with the LAMC**

The removal of a protected tree and shrub requires pre-approval and a permit from the Board of Public Works, pursuant to LAMC 46.00 and 46.02. LAMC Sec. 46.01 defines “protected tree or shrub” to include “Southern California Black Walnut (*Juglans californica*)” as a protected tree and “Mexican Elderberry (*Sambucus mexicana*)” as a protected shrub.

For illegal removal of protected trees, LAMC Sec. 46.06 authorizes the Bureau to request that the Superintendent of LADBS revoke existing building permits and withhold any future building permits for a period not to exceed ten years. In relevant part, Sec. 46.06 (c) provides:

In the event the Bureau finds that a protected tree or shrub was removed or relocated in violation of Section 46.00 of this Code, it shall specify to the Superintendent of [LADBS] the length of time the issuance of building permits shall be withheld and whether building permits for which construction has not commenced shall be revoked. In making its determination, the Bureau shall consider the following factors: the number of trees and/or shrubs removed or relocated; the size and age of the trees or shrubs removed or relocated; the knowledge and intent of the owners of the property with respect to the removal or relocation; and prior violations of law with respect to removal or relocation of protected trees and shrubs. The applicant or permittee shall be notified in writing of the Bureau's determination within 30 days of the hearing.

**B. Illegal protected tree and shrub removal at 8461 West Grand View**

Property Owner, Misha B. Crosby, is planning to develop the parcels located at 8461 West Grand View Dr. (APN No. 5556-017-004, TRACT No. 798 Lots 134 and 135). The subject property is located in the Hollywood Community Plan Area with numerous tree species, on and adjacent to the property, some of which were identified as native to Southern California and protected under LAMC 46.01.

On July 7, 2023, Bureau arborists were notified of alleged protected tree removals and responded by inspecting the subject property, confirming that native protected trees had been removed from 8461 W Grand View Drive without permits and in violation of LAMC 46.02.<sup>2</sup> The native trees removed were recorded as follows:

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<sup>2</sup> Transmittal No. 5, Exhibit 18 is included with the transmittals as it was the notice to the Bureau of the allegation of protected tree removals, related to which the Bureau then conducted its investigation. Exhibit 16 (Community Statements) were also received, but did not form the basis of the Bureau's investigation.

Southern California Black Walnut, (*Juglans californica*)

Stump#1: diameter at ground level: 9",7",9",3"  
Stump#2: diameter at ground level: 6",6"  
Stump#5: diameter at ground level: 11",9",6",6.5"  
Stump#8: diameter at ground level: 18"  
Stump#11: diameter at ground level: 6",5",7",5",3"  
Stump#13: diameter at ground level: 8",2",3"  
Stump#14: diameter at ground level: 4",7",8",6",14"

Mexican Elderberry

Stump#12: diameter at ground level: 6",10"

The Bureau concluded that seven Southern California Black Walnut trees and one Mexican Elderberry were removed. Although Appellant may dispute the total number of protected trees that he or his agents removed in violation of LAMC Sec. 46.02, he admits to removal of at least three of these protected trees. See *infra*. at p. 4. (Transmittal 2)

**C. Administrative Hearing, Bureau Determination, and Appeal**

An Administrative Hearing was held on September 27, 2023, at the Public Works Building, 1149 S Broadway Blvd 4th floor, Los Angeles CA, 90015 from approximately 9:30 a.m. to 12:30 p.m. Attending the hearing were the hearing examiner, David Rivera, Principal Clerk Gisela Cardines, Assistant City Attorney Ayelet Feiman, representatives from the Bureau's Urban Forestry Division - Bryan Ramirez, Albert Vera, Stephen Duprey, Deputy City Attorney Adena M. Hopenstand, Assistant City Attorney Ted Jordan, Property Owner/Appellant Misha B. Crosby, Mr. Crosby's attorney David Monroe and Mr. Crosby's Tree consultant Kelly Lewis. At the Administrative Hearing, evidence was submitted that multiple protected trees had been removed from subject property without a permit in violation of LAMC 46.02. The Bureau's Hearing Examiner communicated his determination in the Notice of Decision dated October 27, 2023.

Appellant Crosby appeals this Notice of Decision. However, Appellant Crosby's Notice of Appeal does not dispute the threshold violation of LAMC Sec. 46.06(c) -- a protected tree or shrub was removed or relocated in violation of Section 46.00 of this Code.<sup>3</sup> Instead, Appellant Crosby's appeal focuses on but one of the enumerated factors (knowledge or intent) to be considered for the length of the withholding or revocation of building permits.

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<sup>3</sup> See, e.g., Notice of Appeal, p.4, admitting to the removal of protected trees, but placing blame on Appellant's two retained tree removal companies.

1. **Evidence Presented at the Administrative Hearing**

a. **Notice of Administrative Hearing**

The Bureau provided notice of the Administrative Hearing and recorded this notice consistent with LAMC Sec. 46.06. (Transmittal No.6, Exhibits. 1-3).

b. **Appellant Crosby owned the property before the tree removals**

Pursuant to LAMC Sec. 46.06(c), Appellant Crosby owned the subject property prior to the tree and shrub removal on June 28 2023 and on July 7, 2023. (Transmittal No.7, Exhibits. 4-5).

c. **Protected trees and shrub were removed in violation of LAMC Sec. 46.00**

Of the protected trees and shrub that the Urban Forestry Division presented evidence as having been illegally removed, Appellant Crosby does not dispute at least having improperly removed a subset of those protected trees.

At the Administrative Hearing, Appellant's tree consultant presented a report on behalf of Appellant dated September 22, 2023 (marked as Exhibit 24 at the Administrative Hearing, Transmittal No.8). That report and testimony confirmed the observation of eight Black Walnut stumps, and of these, the confirmed unpermitted removal of at least three protected trees (identified as Stump Nos. 5, 6, and 8, and as protected trees). The report and testimony also raised questions as to whether other tree stumps on the property were also associated with viable protected trees (in reference to Stump Nos. 1, 2, 3, 4, and 7). See Transmittal No. 9, 41:16-44:14 of 9-27-2023 Hearing Part 2 mp4; Transmittal No. 10, Transcript of Audio Transcription of Recorded Hearing on September 27, 2023 Part 2 (Transcript of Part 2), 36:24-39:21. Although Appellant's report and associated Administrative Hearing testimony disagreed with some of the Urban Forestry Division findings, there was uncontroverted evidence before the Hearing Examiner of protected tree removals in violation of LAMC Sec. 46.00 *et seq.*

Thus, there is no dispute that these removals took place without a permit, or that there was any applicable permit exemption.

- d. Having determined protected trees and shrub were removed in violation of LAMC Sec. 46.00, the Bureau also presented evidence on the multiple factors to be considered on the length of withholding and/or revocation of building permits

Sec. 46.06(c) is written as a mandatory enforcement consequence, meaning that if the Bureau determines that unpermitted trees were removed, then the Bureau “**shall** specify to the Superintendent of Building the length of time the issuance of building permits shall be withheld and whether building permits for which construction has not commenced shall be revoked.” (Emphasis added). The Bureau – and then the Board in its review – has discretion in how long to request withholding of building permits.

#### **Number of protected trees and/or shrub**

The Bureau presented evidence on the number of protected trees and/or shrubs removed, with Appellant confirming a subset of these trees and/or shrubs as having been removed without any permit (See Transmittal No. 11, Exhibit 13; see *also* discussion *supra*).

#### **Size and age of removed protected trees and/or shrub**

The Bureau investigated the stumps from protected trees, and made the size and age determination from its inspections, including the Google Street View imagery and USDA species description.. (See Transmittal No. 12 ,Exhibit 20).

The Urban Forestry Division recorded stumps as follows:

- Black Walnut - Stump #1: 9”,7”,9”,3” - Recorded Survey Diameter 12”,6”
- Black Walnut - Stump #2: 6”,6” - Recorded Survey Diameter 10”
- Black Walnut - Stump #5: 11”,9”,6”,6.5” - Recorded Survey Diameter 8”,8”,8”
- Black Walnut - Stump #8: 18” - Recorded Survey Diameter 30”
- Black Walnut - Stump #11: 6”,5”,7”,5”,3”- Recorded Survey Diameter 20”
- Mexican Elderberry - Stump #12: 6”,10” - Recorded Survey Diameter 12”
- Black Walnut - Stump #13: 8”,2”3” Recorded Survey Diameter 20”
- Black Walnut - Stump #14: 4”,7”,8”,6”,14” Recorded Survey Diameter 24”

#### **Knowledge and intent of the owners of the property with respect to the removal**

One of the factors to be considered in determining the length of withholding or revocation of building permits is the knowledge intent of the property owner in removing the protected trees or shrubs. This is not the only factor to be considered, but yet represents the crux of Appellant Crosby’s appeal.

DEPARTMENT OF PUBLIC WORKS  
BUREAU OF STREET SERVICES  
REPORT NO.1

Page 7 of 10

Date: March 27, 2024

In his appeal, and at the Administrative Hearing, Appellant Crosby asserted that he hired tree professionals and instructed them in writing that no protected trees be removed. See *generally* Notice of Appeal. Notwithstanding these representations, the totality of the evidence suggest that Appellant Crosby knew or should have known of the protected trees on his property and taken reasonable steps to prevent their removal, both before June 28, 2023 and July 7, 2023.<sup>4</sup>

**Appellant Crosby intended to clear trees to build on the property**

Appellant admits that the property was not viable for building without removal of the trees on the property:

[Q]: ...according to the plans that you all had with the trees that were removed, would they need to be removed in order for you to build a residence on that lot?

[A]: · Yeah.

[Q]: · I mean; would you be able to build a residence without having some of those trees removed?

[A]: I don't think it would be viable. (Transmittal No.12, Transcript of Part 2, 36:12-21; Transmittal No.13, Audio of Part 2 0:40:52-0:41:08).

These removals were “for the proposed floor area for my home”, spurred by Appellant Crosby’s “[being] made aware of an impending wildlife ordinance that was likely to affect [his] property and wish to proceed before restrictions were implemented on [his] lot regarding removing trees.” · See Transmittal No.14, Exhibit 12.

**Appellant Crosby hired two tree services, but made no protected tree survey or otherwise took reasonable steps to prevent protected tree and shrub removal**

A reasonable inference can be drawn from Appellant Crosby’s repeated mention of “other protected trees”

Appellant Crosby had foreknowledge of at least some protected trees on the property. Appellant Crosby understood that oaks – also admittedly protected trees – were on the property, and hired a company (either from Yelp or from receipt of a business card) for tree removal. He referred to a site map with markings from his designer (Transmittal No.15, Exhibit 21) as depicting the oak trees as the protected trees about which he was aware. Appellant also described and submitted emails dated June 23, 2023 (to the first tree service he hired) and dated July 6, 2023 (to the second tree service he hired). In the first email, Appellant Crosby writes “N.B Of course please do not remove the oak trees or any other protected trees on the lot.” See Transmittal No.15, Exhibit 21 (emphasis in original). In the second email, he writes, “California Tree Design Inc. will not remove the

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<sup>4</sup> The Notice of Determination appears to reference removals that took place on July 27, 2023. The Bureau does not assert protected tree removals take place other than those on June 28, 2023 and July 7, 2023.



oak trees or any other protected trees on the lot.” See Transmittal No.16, Exhibit 23 (emphasis in original). Although apparently disputed by Appellant Crosby, a reasonable inference can be drawn that Appellant was actually aware of the existence or possibility of other protected trees on his lot in addition to oaks. If he believed oaks were the only protected trees, query why the repeated mention of both oaks “and other protected trees”.

Appellant Crosby appears to rely heavily on these instructions that he gave to the tree services. But these written directives to avoid protected trees and shrubs from being removed are undermined when viewed in the totality of the evidence.

Appellant Crosby made no effort to identify the tree species on site to be cleared

Appellant Crosby presented no evidence and made no meaningful effort to confirm what protected tree or shrub species were on the property prior to giving instructions for either of these services. He made no effort to have arborists or other professionals first confirm the presence or absence of protected trees before contracting for tree removal.<sup>5</sup> On the contrary, Appellant Crosby presented both tree services with maps showing areas in green and yellow, respectively, to be cleared (presenting at best a contradiction with the ostensible supposed direction to avoid protected trees). See Exhibits 12, 21 and 23 (Transcript of Part 2, 40:19-42:5; Audio of Part 2, 0:45:45-047:40).

Additional protected tree removals took place after Appellant Crosby had actual notice of protected trees on site.

Most glaringly, by June 28, 2023, Appellant Crosby had actual notice that protected trees were on his property and may have been removed. This actual notice was captured in the videotaped interaction with neighboring residents. See Transmittal No. 17, At a minimum by this date, Appellant Crosby had direct knowledge of a meaningful risk of further protected tree or shrub removal and that his emailed note alone was insufficient to prevent protected tree removal. Nevertheless, on July 7, 2023, at least four Southern California Black Walnut trees were cut down to their stumps. (Transmittal No. 18, Transcript of Part 2, 47:2-48-48:14) (referring to trees marked by the Urban Forestry Division as 1, 2, 13 and 14). These correspond with the “yellow” area in Transmittal No.16, Exhibit 23. Further, these protected trees – uncut – were visible in the photographic/video graphic evidence from June 28, but removed on July 7, 2023 despite clear forewarning to Appellant Crosby by this point of protected trees on site.

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<sup>5</sup> Appellant understood the second tree removal company had arborists, but he did not have nor request any specific arborist review or survey prior to removal. See generally Transmittal No.13 Transcript of Part 2, 41:12-43:15; Audio of Part 2, 47:42-49:01.

**The Bureau does not assert any prior violation of law with respect to removal of protected trees and shrubs.**

2. **Notice of Decision of the Bureau**

The Bureau's Hearing Examiner deliberated the information obtained and material put forth by attendees of the Administrative Hearing. In determining the outcome of the disputed removal of protected trees without a permit, the Hearing Examiner assessed all evidence and made a decision based on a "preponderance of evidence"<sup>6</sup> including witness testimony and comments by all parties involved. The Bureau issued a Notice of Decision (NOD) on October 27, 2023 in accordance with the provisions set forth in LAMC Sec. 46.06 and intends to request the DBS withhold future building permits for a period of four years at 8461 West Grand View Dr. (APN No. 5556-017-004, TRACT No. 798 Lots 134 and 135). The NOD included a withholding of building permits for four (4) years.

3. **Appeal**

The NOD also informed that the Bureau's decision could be appealed to the Board by submitting a written appeal request to the Board within 30 days of the Bureau's letter. The property owner responded by appealing the Bureau's NOD. On November 21, 2023, Appellant Crosby was sent confirmation that the appeal was received by the Office of the Board Secretariat, Board of Public Works.

4. **Recommendation/Position of the Bureau**

The Bureau supports the recommendation of the Notice of Decision and requests the Board to concur with findings and recommendations therein. The fact of unpermitted protected tree removal has not – and cannot– be contested by Appellant. Nor is it anticipated that he will further contest the number, age, or size of those trees that, at a minimum, he submits were removed by his own evidence. Although Appellant Crosby concentrates on whether he had the requisite knowledge and intent to remove protected trees without a permit – which is just one of the factors considered in the determination of the length of withholding or revocation of building permits – the Bureau has submitted evidence of knowledge and intent here. Appellant Crosby was aware of protected trees on the property, the need to protect protected trees, and further had the opportunity to preserve the protected trees. Nevertheless, Appellant Crosby directed contractors to remove the subject trees or through the negligence of the contractor the subject protected trees were removed without a permit.

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<sup>6</sup> Under the preponderance standard, the burden of proof is met when the party with the burden convinces the fact finder that there is a greater than 50% chance that the claim is true.

Therefore, the Bureau requests the Board of Public Works deny the property owner's appeal. The Bureau also requests that the Board of Public Works find illegal protected tree and shrub removals took place at the subject property and that Appellant Crosby held title to the property at the time of these removals. The Bureau further requests that the Board of Public Works uphold the Bureau's request for the LADBS to withhold any future permits for subject property, 8461 West Grand View Dr. (APN No. 5556-017-004, TRACT No. 798 Lots 134 and 135), for a period of four years, commencing on date the Bureau first became aware of the removal of the trees and shrubs, or from July 7, 2023 through July 7, 2027.

The hearing of this matter is scheduled for March 27, 2024.

Respectfully submitted,



for

KEITH MOZEE,  
Executive Director and General Manager  
Bureau of Street Services

Prepared by:  
Urban Forestry Division Ext. 7-3077

KM/ATR/DM/HB/BR  
S:\Board Reports\2024 board reports\8461 WEST GRAND VIEW DRIVE

**CITY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
BUREAU OF STREET SERVICES  
URBAN FORESTRY ADJUDICATION DIVISION  
HEARING EXAMINER REPORT/NOTICE OF DECISION**

**Misha Crosby**  
8461 Grand View Drive  
Los Angeles, CA 90046

**Hearing Location:** 1149 South Broadway  
4th Floor Conference Rm  
Los Angeles, CA 90015

**Date:** October 27, 2023 at 9:30am - 12:30 pm

**Witnesses:**

David Monroe, Crosby's Attorney  
Kelly Lewis, Arborist  
Bryan Ramirez, Urban Forestry Street Tree Superintendent I  
Adena M. Hopenstand, Deputy City Attorney  
Ted Jordan, Assistant City Attorney  
Albert Vera, Tree Surgeon Supervisor II  
Chief David Rivera, Hearing Examiner  
Ayelet Feiman, Assistant City Attorney  
Gisela Cardines, Principal Clerk

**Exhibits:**

[Exhibit 1] Notice of Admin Hearing  
[Exhibit 2] Notice Affecting real property  
[Exhibit 3] Notice Affecting Real prop. Recorded  
[Exhibit 4] Grand/Deed proof of ownership  
[Exhibit 5] Tax Search/proof of ownership  
[Exhibit 6] Sale record, opportunity to build  
[Exhibit 7] Geo soils letter Misha Crosby  
[Exhibit 8] Screenshots of Video removal 06/28/23  
[Exhibit 9] Previous tree removal application 2018  
[Exhibit 10] Screenshots of Google street view  
[Exhibit 11] Inspection photos of removed trees  
[Exhibit 12] Owner's formal Statement  
[Exhibit 13] UFD tree inventory  
[Exhibit 14] Number of trees - Owner's statement  
[Exhibit 15] Proof of mailing  
[Exhibit 16] Community statements  
[Exhibit 17] Date of tree removals  
[Exhibit 18] Constituent statement of advisement  
[Exhibit 19] UFD Inspection findings  
[Exhibit 20] Species information indicating age  
[Exhibit 21] Email correspondence attachments, including the map highlighted in green and an additional map marked up by my designer, who highlighted the trees in orange/red coincidentally.

[Exhibit 22] The site plan map for my home provided by my designer. I would not that my land is zoned R1 HRC for a residential family home.  
[Exhibit 23] Email to the 2nd contractor with the attachment map marked in yellow. For your reference the email attached as Exhibit 23 is also marked as Exhibit J to my statement, which is marked as Exhibit 12 in the City's packet. Only the top of the map with the yellow marking was on Exhibit J. I note that on the next page, Exhibit K, shows that California Tree Design, in their job description, stated, "Removal of selected trees and shrubs in highlighted area per the PDF map provided...California Tree Design Inc. will not remove the oak trees or any other protected trees on the lot."  
[Exhibit 24] Blue Workbook  
[Exhibit 25] Overhead Google Pictures  
[Exhibit 26 & 27] Miscellaneous Documents  
[Exhibit 28] Video of Tree Removal 7/7/23

**Specifications of the Allegations:** Pursuant to LAMC 46.02, the Department alleges that the property owner at 8461 Grand View Drive, Los Angeles, California hired three Arborists on three different occasions to remove several protected trees and shrubs from this property on 6/28/23, 7/7/23 and 7/27/23 without authorization.

**Introduction:** On August 25, 2023, the Los Angeles Department of Public Works sent out a Notice of Administrative Hearing date of September 27, 2023 regarding the allegations at the Urban Forestry Division Conference Room. The hearing was conducted by Chief David Rivera on September 27, 2023 at 9:30 am in Los Angeles, California, pursuant to the rights reserved under the LAMC, the City Charter, and other applicable law and regulation.

**Hearing Examiner Determination:** In determining the outcome of a disputed removal of protected trees, Hearing Examiner must follow the applicable law, most of which is contained in the LAMC Section 46.06 WITHHOLDING OR REVOCATION OF BUILDING PERMITS FOR ILLEGAL REMOVAL OR RELOCATION OF PROTECTED TREES AND SHRUBS.

Hearing Examiner assessed all evidence and made a decision based on a "preponderance of evidence."

Witness Testimony was heard and recorded. Comments were made by all parties involved.

**Urban Forestry Recommendation:** Pursuant to LAMC 46.06, Building and Safety will revoke and withhold of building permits from Misha Crosby at 8461 Grand View Drive, Los Angeles, CA 90046 for seven years.

**Property Owner Recommendation:** Pursuant to LAMC 46.04(a) (b), Property Owner would replace the trees that were removed and pay for the removal permit and removal fees.

**Finding of Facts:** The Hearing Examiner's decision for this case is not intended to establish a legal precedent for any other case. Each case is decided based upon its own unique set of facts, upon the evidence presented, and upon the Hearing Examiner's determination of the credibility of the evidence.

On June 28, 2023, Misha Crosby had been filmed by Jamie Hall, a witness who observed the Arborists while they were removing four protected trees (Exhibit 8 - Three Black Walnut and one Mexican Elderberry). On July 7, 2023, Arborists continued to remove two Black Walnut trees. Misha Crosby received a Notice to attend an Administrative Hearing on August 25th, 2023 regarding the unauthorized removal of protected trees on July 7th, 2023. After receiving the Notice, an additional two protected Black Walnut trees were removed by Arborists on July 27th, 2023 without the City of Los Angeles authorization. A total of eight protected trees were removed.

The hearing was held on September 27, 2023. Deputy City Attorney Adena Hopenstand presented the history of the last Owner who had applied for a building permit, which was denied back in 2018. Misha Crosby was aware that developing on this property was not viable without the removal of these protected trees.

Hearing Examiner determined that the Property Owner attempted to utilize tree removal companies to verify that the trees to be removed were in fact not California protected trees. Although there were several documents indicating the protected trees on this property, this fact was disregarded by the Arborists in this case. There is also no record of Misha Crosby ever applying for a Tree Removal Permit with the City of Los Angeles.

**Hearing Examiner Decision:** Hearing Examiner has determined with careful consideration: The property owner, Misha Crosby, will not be allowed to apply for any City of Los Angeles building permits for any new development at the above location for four years from the date of decision. If you disagree with my decision, you may file an appeal with the Board of Public Works at 200 N. Spring St., Rm 361, Los Angeles, CA 90012.

Hearing Examiner's Signature:



Chief David Rivera, Chief Street Services Investigator I  
Investigation & Enforcement Division

Date: 10/27/2023



**NOTICE OF APPEAL**  
**TO THE LOS ANGELES BOARD OF PUBLIC WORKS**  
**Of Hearing Examiner Report/Notice of Decision**  
**Dated October 27, 2023**  
**Regarding Misha Crosby and 8461 Grand View Drive, Los Angeles**

Please take notice that Misha Crosby hereby appeals the Hearing Examiner Report/Notice of Decision (“Decision”) dated October 27, 2023 to the Board of Public Works, pursuant to LAMC § 46.06(d).

The Department of Public Works, through its Hearing Examiner, erred on multiple factual matters, and abused its discretion in making the determination that Misha Crosby not be allowed to apply for any City of Los Angeles building permits for any new development at the property Mr. Crosby owns at 8461 Grand View Drive, Los Angeles, CA 90046 (the “Subject Property”) for four years from the date of the decision, pursuant to LAMC § 46.06; which penalty is grossly excessive and punitive given the facts of this case. There is no evidence that Mr. Crosby knew that there were any protected trees in the area he wanted cleared on his lot. Indeed, though he now knows that two contractors cut down protected trees, he was told by both contractors there were no protected trees in the area he wanted cleared, and was told in writing they would not remove any protected trees.

Mr. Crosby appeals because the Decision contains factual errors not supported in the record; incorrect statements about the allegations presented by the UFD; and reached conclusions of facts that are against the weight of the evidence. As a result, the penalty assessed constitutes an abuse of discretion.

References herein to [Exhibit #] herein are references to Exhibits presented at the hearing by either the Urban Forestry Division (“UFD”) or Mr. Crosby, and listed in the Decision. Mr. Crosby reserves the right to present additional argument and evidence at the appeal hearing before the Board.

## **SUMMARY OF ARGUMENT ON APPEAL**

On appeal, Misha Crosby believes the clear preponderance of the evidence will show that, as found by the Hearing Examiner, Mr. Crosby relied on tree removal companies to verify that the trees on the property to be removed were not, in fact, protected trees; that the tree removal companies did remove some protected trees, in disregard and contrary to the clear written instructions of Mr. Crosby; and that Mr. Crosby is innocent of any intent to violate Los Angeles city ordinances. Mr. Crosby is prepared to plant replacement trees. The four year moratorium ordered by the Hearing Examiner is based on incorrect facts, is unnecessarily punitive, and should be reversed, and remanded for a determination of the proper remediation and planting of replacement trees on the property.

## **STATEMENT OF ERRORS AND ABUSE OF DISCRETION**

1. Evidence is undisputed that the tree removal companies were directed in writing by Mr. Crosby not to remove any protected trees.

In the Decision, the “Hearing Examiner determined that the Property Owner [Mr. Crosby] attempted to utilize tree removal companies to verify that the trees to be removed were in fact not California protected trees.” There is no criticism of this in the Decision. Most property owners must rely on experts on such matters.

The undisputed evidence is that Mr. Crosby hired two different tree removal companies to advise him whether there were any protected trees in the area of his small residential hillside lot where he plans to build a home for himself. As detailed below, both companies did a site visit and told Mr. Crosby that there were no protected trees in the area he wanted cleared.

(a) Mr. Crosby’s emails with Think Green Tree Care, Inc. are Exhibit C to Exhibit 12 presented to the Hearing Examiner.

In clarifying the scope of work, Mr. Crosby’s email to the contractor states, “N.B Of course, do not remove the oak trees or any other protected trees on the

lot.” [Emphasis in the original email.] Mr. Crosby provided the tree company with the floor plan of his home, and a map provided by his home planner that noted the location of trees on the property. The map did not identify any of the trees by species, except for some oak trees. Mr. Crosby was invoiced \$3200 by this company. [Exhibit 12.]

The notation “N.B” is a British notation commonly used to indicate that special attention should be particularly paid to something; and stands for the Latin “nota bene.” Mr. Crosby was born and raised in England.

(b) Mr. Crosby’s email and contract with California Tree Design are Exhibits J and K to Exhibit 12.

Mr. Crosby’s email and contract with the second contractor, California Tree Design, both stated, “California Tree Design will not remove the oak trees or any other protected trees on the lot.” [Emphasis in the email, not in the contract.] [Exhibit 12.] Mr. Crosby personally met with the California Tree Design arborist on his property prior to sending those emails and entering into that contact, as detailed in his statement, [Exhibit 12].

2. A property owner is not required to have a tree report prepared or apply for a protected tree permit to remove unprotected trees.

The Hearing Examiner noted that there was no record of Misha Crosby ever applying for a Tree Removal Permit with the City of Los Angeles. That is consistent with Mr. Crosby’s understanding that the area to be cleared did not include any protected trees. As Mr. Crosby was assured by two companies that they would not be removing protected trees, there was no need for him to apply for a permit; since no protected trees were to be removed.

There was no evidence presented that Mr. Crosby knew the tree removal companies had misinformed him. As such, he had every right to rely on their opinions. In faith, had the ISA certified arborist prepared a tree report that stated

the same thing, i.e. that there were no protected trees in the area he wanted to have cleared, Mr. Crosby would not have needed to file that with the City before proceeding with clearing his land of unprotected trees and other growth. Only when protected trees are to be removed is a permit required.

It is an abuse of discretion to penalize Mr. Crosby for not requesting a protected tree removal permit when he did not know any protected trees were to be removed.

3. The two tree removal companies did remove some protected trees, contrary to Mr. Crosby's specific instructions not to remove any protected trees, and without his knowledge or approval.

On June 28, 2023, Think Green Tree Care, Inc., owned and operated by Raymond Salas, cleared some trees and shrubs from the lot. A neighbor, Mr. Jamie Hall, filmed his conversation with Mr. Salas, and told Mr. Salas he was cutting protected black walnuts. The film shows Mr. Salas's surprise, and he stated he thought the tree was another kind of black walnut. The film shows Mr. Crosby arriving, expressing disbelief that any protected trees were being cut. Mr. Hall told Mr. Crosby he needed to hire a certified arborist. Work stopped.

During the following week, Mr. Crosby contacted California Tree Design, and met onsite with one of their certified arborists; showed him the remaining area to be cleared and the unfinished work left over by the first contactor. California Tree Design's certified arborist told Mr. Crosby that there were no protected trees in that area. Mr. Crosby relied on that opinion, and hired them to come to finish the job that had been stopped on June 28. As mentioned above, Mr. Crosby clarified with California Tree Design in both an email and expressly in their contract that no protected trees were to be removed. [Exhibit 12.] California Tree Design came and cleared some trees on July 7, 2023; and unfortunately, in spite of all this, California Tree Design removed at least one and possibly two protected black walnut trees.

4. Upon receiving the City's notice on July 25, 2023, Mr. Crosby hired his own arborist, Mr. Kelly Lewis, to prepare a protected tree report, who concluded protected trees were removed.

The evidence is that on July 25, 2023, Mr. Crosby received the written notice dated July 14, 2023 in the mail from Mr. Ramirez of the Department, stating that the Department had determined that protected trees had been removed from his property. [Exhibit 12.] On July 27, 2023, Mr. Crosby contacted Mr. Ramirez by email, requesting time to further respond, and advised he was seeking to hire the required tree expert. [Exhibit 19, Work Information.]

On July 29, 2023, Mr. Crosby contacted and then hired Kelly Lewis, a Registered Consulting Arborist, who prepared a protected tree report, which was submitted to the Hearing Examiner, though it does not appear to be listed among the Decision's list of Exhibits.

Mr. Lewis noted there are five protected trees on the property now: three (3) Coast Live Oaks, one (1) Mexican Elderberry, and one (1) Southern California Black Walnut. The live oaks appear on the map Mr. Crosby gave to the contractors.

Mr. Lewis found 18 stumps on the property, and that eight (8) were Southern Black Walnut stumps. He also concluded that three (3) of the black walnuts removed were definitely of protected size; one (1) was likely of protected size; for two (2) the size health could not be reasonably determined whether they were protected or not; and two (2) were not of protected size.

Therefore, Mr. Crosby agrees that protected trees were removed by the two contractors, without a permit; and the contractors thereby violated LAMC § 46.02.

5. No trees of any kind were removed after July 7, 2023.

The Decision made the following Findings of Fact:

"On June 28, 2023, Misha Crosby had been filmed by Jamie Hall, a witness who observed the Arborists while they were removing four protected trees (Exhibit



8 – Three Black Walnut and one Mexican Elderberry). On July 7, 2023, Arborists continued to remove two Black Walnut trees. *Misha Crosby received a Notice to attend an Administrative Hearing on August 25<sup>th</sup>, 2023 regarding the unauthorized removal of protected trees on July 7<sup>th</sup>, 2023. After receiving the Notice, an additional two protected Black Walnut trees were removed by Arborists on July 27<sup>th</sup>, 2023 without the City of Los Angeles authorization.*” [Emphasis added.]

The italicized portion above is entirely incorrect. There is no evidence that Misha Crosby received any notice from the City on July 7. As noted above, Mr. Crosby received the City’s notice in the mail on July 25, and responded by email on July 27. And, more importantly, there is no evidence that additional trees were removed after Mr. Crosby received any notice from the City. No trees were removed on July 27, 2023. In fact, no trees were removed after July 7, 2023. These factual errors indicate the Hearing Examiner was confused when he based the Decision on the erroneous factual findings that Mr. Crosby had proceeded with tree removal on July 27, 2023 after being contacted by the City.

6. The Decision misstates the allegations presented by UFD.

In the “Specifications of the Allegations,” the Decision erroneously states “the Department alleges the property owner at 8461 Grandview Dr., Los Angeles, CA hired three Arborists on three different occasions to remove several protected trees and shrubs from this property on 6/28/23, 7/7/23 and 7/27/23 without authorization.” The allegation from the Department was only that trees were removed on 6/28/23 and 7/7/23, which Misha Crosby admits and does not dispute. There was no allegation that any trees were removed on 7/27/23.

Mr. Crosby hired Mr. Lewis shortly after July 27, but Mr. Lewis did not oversee any tree removals or other work on the property.

These serious misstatements of the record undermine any presumption of correctness an administrative finding might otherwise be afforded.

7. The Decision misstates that a prior building permit was denied.

The Decision incorrectly states: “Deputy City Attorney Adena Hopenstand presented the history of the last Owner who had applied for a building permit, which was denied back in 2018.” It then follows this erroneous finding of fact with the conclusion that “Misha Crosby was aware that developing on this property was not viable without the removal of these protected trees.” There is no evidence of any prior building permit ever being denied. There is no evidence to support the conclusion that Mr. Crosby was aware of this prior permit, and therefore was “aware” of the need to remove protected trees to develop the property.

The only evidence the UFD submitted of anything resembling a prior building permit request by a previous owner was an “Application For A Tree Removal Permit” filed by Patel Sachin of 360 Capital Ventures, Inc., submitted back in 2018 to remove two protected black walnuts of fair to poor condition; which apparently was never granted or denied. [Exhibit 9 and 19.] The Application included a “Protected Tree Report” prepared in March 2018 by Lisa Smith, which identified two protected black walnuts on the site in the footprint of Mr. Sachin’s proposed home. [Exhibit 9.] There was no evidence submitted that the Application was ever denied.

Moreover, there is no evidence that Mr. Crosby ever saw or was in any way aware of the Application For A Tree Removal Permit, much less the included tree report. Mr. Crosby did not purchase the property from Mr. Sachin of 360 Capital Ventures, but from Robert L. Gopen, Trustee of the Robert L. Gopen Trust in August 2021. [Exhibit 4.] There is no evidence Mr. Crosby had ever talked with or had any communication with Mr. Sachin.

8. There is no other evidence to support the Decision’s conclusion that “Misha Crosby was aware that developing on this property was not viable without the removal of these protected trees.”

The 2018 Application for a Tree Removal Permit and the “Protected Tree Report” filed with it were unknown to Mr. Crosby, and therefore do not support the finding that Mr. Crosby was “aware” that the “removal of these protected trees” was required to develop the property. There is no other evidence to support this finding; it is erroneous and contrary to the preponderance of the evidence.

The undisputed evidence is that Misha Crosby hired two different sets of tree specialists, and both met with Misha Crosby on the property, and when shown what areas Misha was interested in having cleared, told Misha unequivocally that no protected trees were in those areas. What is more, Misha Crosby confirmed with both tree specialists that they would not cut any protected trees, in writing, acknowledged by both tree companies. There is no evidence that Misha Crosby had any intent to remove any protected trees.

9. There is insufficient evidence to support the Decision to not allow Mr. Crosby to apply for building permits for four years.

As part of his findings: “The Hearing Examiner determined that the Property Owner [Misha Crosby] attempted to utilize tree removal companies to verify that the tree used to be removed were in fact not California protect trees.” However, in assessing a four-year moratorium of building permits, the Hearing Officer essentially ignored his own finding that Mr. Crosby relied on experts to determine whether the trees to be removed were protected or not.

10. The Hearing Examiner abused his discretion in not properly weighing the four factors in § 46.06(c).

The Decision found that eight protected trees were removed. This conclusion is questionable, as it based upon the erroneous finding that two protected trees were removed on July 27, 2023, for which there is no evidence.

The number of trees removed is the first of four factors that shall be considered in determining any withholding of building permits under LAMC § 46.06(c), e.g. (1) the number of trees removed or relocated.

The Decision does not discuss the second factor, (2) the size and age of the trees or shrubs removed; and if any such considerations played into the Decision.

More importantly, the Decision does not discuss factors (3) and (4) of LAMC § 46.06(c); i.e (3) the knowledge and intent of the owners of the property with respect to the removal relocation, and (4) prior violations of law with respect to removal.

Mr. Crosby's statement was admitted into evidence [Exhibit 12], and there was no evidence to dispute anything therein. In 2021, Mr. Crosby purchased the Subject Property, a small hillside lot in Laurel Canyon, in order to build a private residence for himself. Mr. Crosby has no experience in building anything, in permitting process, or otherwise. Mr. Crosby is not a developer. Mr. Crosby's building plans were engineered to work around old protected live oaks on his property.

Mr. Crosby submitted to the Hearing Examiner his proposed building plan for his small home, and it is undisputed that it would be necessary to clear some of the lot from vegetation to allow for the building of the home. It is also undisputed that the building plan was designed to avoid all known protected trees, specifically several live oak trees. [Exhibit 12.]

The report of Kelly Lewis was admitted into evidence, which found that the three Coastal Live Oaks are still on the property; which Mr. Crosby's house plan works around. The great weight and preponderance of the evidence is that Mr. Crosby did not intend his contractors to remove protected trees; and any such removals were contrary to his written instructions to the contractors.

A proper weighing of the four factors set forth in LAMC § 46.06(c) should result in no penalty to Mr. Crosby, as he is not the person who removed the protected trees without a permit.

11. Due Process concerns about the false and defamatory emails sent to multiple City officials must be addressed.

(a) Emails from “neighbors”

This case is marred by the introduction into evidence, without prior notice to Misha Crosby, of fourteen (14) emails from “neighbors” which falsely accused Mr. Crosby of intentionally and flagrantly defying LAMC law and removing protected trees knowingly; all of which were also sent to eighteen (18) City officials.

[Exhibit 16; a fifteenth email as sent by Sarah Hayes solely to Ms. Aura Garcia.]

The emails were sent to all five Commissioners of the Board of Public Works; Aura Garcia, Teresa Villegas, Mike Davis, Vahid Khorsand, and Susana Reyes. The emails include a false report to City officials, and none of the authors of any of those emails ever contacted Misha Crosby to inquire about the truth of their allegations. None of the emails state any basis for the false accusations against Mr. Crosby they contain. The false accusations are outlined in detail in Mr. Monroe’s email and letter of October 5, 2023 to the City officials who received those emails, which are incorporated herein by reference. Mr. Monroe’s email and letter attaches a copy of [Exhibit 16], which includes a copy of all these emails.

Misha Crosby was only made aware of those emails and their false contents when they were presented by the UFD at the hearing on August 25, 2023. Though Mr. Crosby objected to the introduction of those hearsay statements, the Hearing Officer stated he would admit them and that he could consider hearsay.

None of the writers of these emails ever contacted Mr. Crosby or inquired of him about the allegations contained therein.



(b) Ex Parte Communications to Board members regarding an appeal are improper.

These *ex parte* communications to the Board are improper. They present a due process question; whether it is possible for Mr. Crosby to have a fair hearing on appeal after the Board members have all received these multiple emails? The reports to the Board members were not necessary to request enforcement action: any such requests would properly be sent to UFD officials, such as Mr. Ramirez.

The effect of these *ex parte* communications cannot be underestimated. They probably have the effect of prejudicing the members of the Board of Public Works, who will be deciding this appeal, against Mr. Crosby. This was a calculated attempt to “poison the well” by presenting false information about Mr. Crosby, while giving him no opportunity to respond, since he was not advised of these communications until the September 27, 2023 hearing. Attorney Monroe’s response of October 2, 2023, discussed below, came long after the seeds of deceit had been planted.

These emails were sent not only to the Board members, but also to Bryan Ramirez, who presented the case to the Hearing Examiner. Mr. Ramirez’s bias was exhibited when, during the hearing, he made the completely unsubstantiated and false accusation that he believed that Mr. Crosby had a tree report prepared per “UFD’s tree removal application requirements” that he gave to the contractor, and argued that Mr. Crosby gave the report designating protected trees to be removed by the contractor, knowing they were protected. [See Exhibit 8, page 5, with Mr. Ramirez’s handwritten notes.]

This accusation is a complete fabrication, and why a city official would fabricate such a concoction, without even speaking with Mr. Crosby, is evidence to the bias generated by the false “public outrage.” This contention was completely dispelled at the hearing, as Mr. Crosby offered [Exhibit 21], which showed the map

Mr. Ramirez based his false accusation upon to be a map highlighted by Mr. Crosby's home designer. Mr. Kelly Lewis also testified that the map was not part of a tree report.

Mr. Crosby is requesting copies from the City of all records of correspondence or communications between City officials, Mr. Hall, and any others mentioning Mr. Crosby or this property since July 7, 2023. Mr. Crosby reserves the right to supplement this argument upon receipt of this additional information.

(c) Email and video submitted by Jamie Hall

A video filmed on June 28, 2023 by Jamie Hall, an activist attorney, was presented by the Department and played at the hearing. In that video, Mr. Hall made false statements about Mr. Crosby and the extent of work done on the property. Mr. Hall sent an email with a link to the video to four (4) City officials, including Mr. Ramirez, on July 7, 2023. [Exhibit 18.]

(d) Attorney Monroe notified City officials of the false reports.

On October 5, 2023, Attorney David L. Monroe sent a letter via email to all eighteen (18) City officials who received the false information mentioned above. Mr. Monroe advises that he has not received any response from any of the City officials, and he does not know if any investigation into this conduct has taken place. Mr. Monroe's email, letter, Exhibits attached thereto, and the argument contained therein, which are being forwarded with this Notice of Appeal in a pdf designated "Monroe Email and Letter of 10-5-2023," are incorporated into this Notice of Appeal by reference.

(12) Any moratorium on building permits should begin to run from July 7, 2023.

Finally, the Decision states that the four year moratorium would begin on the date of the Decision, October 27, 2023, which conflicts with LAMC § 46.06(a),

which provides that any moratorium "period shall come on the date the Bureau first becomes aware of the removal of the tree." That date would be July 7, 2023.

### CONCLUSION

Misha Crosby requests that the Decision be reversed, and that appropriate replacement trees be determined, so that he may proceed with building his home.

Dated: November 6, 2023

Respectfully submitted,

*/s/ Misha Crosby*

Misha Crosby  
1260 N. Flores St., #1  
West Hollywood, CA. 90069  
310-717-9973  
mishacrosby@yahoo.co.uk

Los Angeles CA 90046



Bryan Ramirez <bryan.ramirez@lacity.org>

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## ILLEGAL REMOVAL OF PROTECTED TREES AT 8461 GRANDVIEW DR.

1 message

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Alan Kishbaugh <alankishbaugh@gmail.com>

Fri, Jul 28, 2023 at 10:48 AM

To: aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org, nithya.raman@lacity.org, emma.taylor@lacity.org, Mehmet Berker <mehmet.berker@lacity.org>, mashael.majid@lacity.org, angelenos4trees@gmail.com, trees@ncsa.la, diana@ittakesagarden.com, cmaddren@gmail.com, Jamie Hall <jhall@laurelcanyon.org>, tlongcore@babanc.org, mmann@babanc.org, Robert Schlesinger <rschlesinger@babanc.org>, nminer@babanc.org, ssavage@babanc.org, Paul Edelman <edelman@smmc.ca.gov>, info@kirkwoodbowlfoundation.org

Please apply all appropriate sanctions for this illegal action. Black Walnuts are protected and in short supply as they generally only grow on the northern slopes of the Santa Monica Mountains. Fines and long-term prohibition of building permits are more than appropriate for this builder's illegal cutting on this site. Thank you

Alan Kishbaugh





Bryan Ramirez <bryan.ramirez@lacity.org>

## ILLEGAL REMOVAL OF PROTECTED TREES AT 8461 GRANDVIEW DR.

1 message

Karolynne Gee <karolynnegee@sbcglobal.net>

Fri, Jul 28, 2023 at 5:17 AM

Reply-To: Karolynne Gee <karolynnegee@sbcglobal.net>

To: "aura.garcia@lacity.org" <aura.garcia@lacity.org>, "teresa.villegas@lacity.org" <teresa.villegas@lacity.org>, "mike.davis@lacity.org" <mike.davis@lacity.org>, "vahid.khorsand@lacity.org" <vahid.khorsand@lacity.org>, "susana.reyes@lacity.org" <susana.reyes@lacity.org>, "fernando.campos@lacity.org" <fernando.campos@lacity.org>, "david.miranda@lacity.org" <david.miranda@lacity.org>, "hector.banuelos@lacity.org" <hector.banuelos@lacity.org>, "stephen.duprey@lacity.org" <stephen.duprey@lacity.org>, "bryan.ramirez@lacity.org" <bryan.ramirez@lacity.org>, "Hydee.FeldsteinSoto@lacity.org" <hydee.feldsteinsoto@lacity.org>, "kevin.james@lacity.org" <kevin.james@lacity.org>, "ted.jordan@lacity.org" <ted.jordan@lacity.org>, "dennis.kong@lacity.org" <dennis.kong@lacity.org>, "nithya.raman@lacity.org" <nithya.raman@lacity.org>, "emma.taylor@lacity.org" <emma.taylor@lacity.org>, "mehmet.berker@lacity.org" <mehmet.berker@lacity.org>, "mashael.majid@lacity.org" <mashaef.majid@lacity.org>, "angelenos4trees@gmail.com" <angelenos4trees@gmail.com>, "trees@ncsa.la" <trees@ncsa.la>, "diana@ittakesagarden.com" <diana@ittakesagarden.com>, "cmaddren@gmail.com" <cmaddren@gmail.com>, "jhall@laurelcanyon.org" <jhall@laurelcanyon.org>, "tlongcore@babcnc.org" <tlongcore@babcnc.org>, "mmann@babcnc.org" <mmann@babcnc.org>, "rschlesinger@babcnc.org" <rschlesinger@babcnc.org>, "nminer@babcnc.org" <nminer@babcnc.org>, "ssavage@babcnc.org" <ssavage@babcnc.org>, "edelman@smmc.ca.gov" <edelman@smmc.ca.gov>

Dear City Official,

As a resident of the Kirkwood Bowl in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance. He has basically stripped the entire lot of all vegetation.

The property owner took it upon himself to remove numerous California Black Walnut trees on this lot on June 28, 2023. He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner. This was also the site of a mudslide several years ago.

As a resident of Laurel Canyon, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

Respectfully,

Karolynne A. Gee  
8223 Yucca Trail  
Los Angeles, CA 90046-1953

A



Bryan Ramirez <bryan.ramirez@lacity.org>

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## ILLEGAL REMOVAL OF PROTECTED TREES AT 8461 GRANDVIEW DR.

1 message

ann song <emailasong@yahoo.com>

Thu, Jul 27, 2023 at 5:28 PM

To: "aura.garcia@lacity.org" <aura.garcia@lacity.org>, "teresa.villegas@lacity.org" <teresa.villegas@lacity.org>, "mike.davis@lacity.org" <mike.davis@lacity.org>, "vahid.khorsand@lacity.org" <vahid.khorsand@lacity.org>, "susana.reyes@lacity.org" <susana.reyes@lacity.org>, "fernando.campos@lacity.org" <fernando.campos@lacity.org>, "david.miranda@lacity.org" <david.miranda@lacity.org>, "hector.banuelos@lacity.org" <hector.banuelos@lacity.org>, "stephen.duprey@lacity.org" <stephen.duprey@lacity.org>, "bryan.ramirez@lacity.org" <bryan.ramirez@lacity.org>, "Hydee.FeldsteinSoto@lacity.org" <Hydee.FeldsteinSoto@lacity.org>, "kevin.james@lacity.org" <kevin.james@lacity.org>, "ted.jordan@lacity.org" <ted.jordan@lacity.org>, "dennis.kong@lacity.org" <dennis.kong@lacity.org>, "nithya.raman@lacity.org" <nithya.raman@lacity.org>, "emma.taylor@lacity.org" <emma.taylor@lacity.org>, "mehmet.berker@lacity.org" <mehmet.berker@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "angelenos4trees@gmail.com" <angelenos4trees@gmail.com>, "trees@ncsa.la" <trees@ncsa.la>, "diana@ittakesagarden.com" <diana@ittakesagarden.com>, "cmaddren@gmail.com" <cmaddren@gmail.com>, "jhall@laurelcanyon.org" <jhall@laurelcanyon.org>, "tlongcore@babcnc.org" <tlongcore@babcnc.org>, "mmann@babcnc.org" <mmann@babcnc.org>, "rschlesinger@babcnc.org" <rschlesinger@babcnc.org>, "nminer@babcnc.org" <nminer@babcnc.org>, "ssavage@babcnc.org" <ssavage@babcnc.org>, "edelman@smmc.ca.gov" <edelman@smmc.ca.gov>, "info@kirkwoodbowlfoundation.org" <info@kirkwoodbowlfoundation.org>

Dear City Official,

As a resident of the Kirkwood Bowl in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance. He has basically stripped the entire lot of all vegetation.

The property owner took it upon himself to remove numerous California Black Walnut trees on this lot on June 28, 2023. He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner. This was also the site of a mudslide several years ago.

As a resident of Laurel Canyon, and the neighbor who owns the property next door, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

And as the property owner next door, I am aghast and very concerned that he removed the trees in such a manner, without proper permits and more importantly with such a blatant disregard to the warning and disregard in proceeding in a proper manner. I take this disregard and utter disrespect as a signal and indication of how he may proceed in like manner as he tries to build on the property.

Thank you for your consideration in this case.

Ann Song  
Owner of 8451 Grand View Drive  
LA, CA 90046





Bryan Ramirez <bryan.ramirez@lacity.org>

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## ILLEGAL REMOVAL OF PROTECTED TREES AT 8461 GRANDVIEW DR

1 message

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Jack Ketchian <ketchian@gmail.com>

Fri, Jul 28, 2023 at 12:19 AM

To: aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org, nithya.raman@lacity.org, emma.taylor@lacity.org, mehmet.berker@lacity.org, mashaef.majid@lacity.org, angelenos4trees@gmail.com, trees@ncsa.la, diana@ittakesagarden.com, cmaddren@gmail.com, jhall@laurelcanyon.org, tlongcore@babnc.org, mmann@babnc.org, rschlesinger@babnc.org, nminer@babnc.org, ssavage@babnc.org, edelman@smmc.ca.gov, info@kirkwoodbowlfoundation.org

Dear City Official,

As a resident of the Kirkwood Bowl in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance. He has basically stripped the entire lot of all vegetation.

Please don't these persons cut the limited number of trees we have to disappear from the neighborhood.

The property owner took it upon himself to remove numerous California Black Walnut trees on this lot on June 28, 2023. He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner. This was also the site of a mudslide several years ago.

As a resident of Laurel Canyon, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.



Jack Ketchian  
8481 Kirkwood Dr



Bryan Ramirez <bryan.ramirez@lacity.org>

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## ILLEGAL REMOVAL OF PROTECTED TREES AT 8461 GRANDVIEW DR.

1 message

Steffani Gaines <steffanigaines@yahoo.com>

Thu, Jul 27, 2023 at 2:59 PM

To: "aura.garcia@lacity.org" <aura.garcia@lacity.org>, "teresa.villegas@lacity.org" <teresa.villegas@lacity.org>, "mike.davis@lacity.org" <mike.davis@lacity.org>, "vahid.khorsand@lacity.org" <vahid.khorsand@lacity.org>, "susana.reyes@lacity.org" <susana.reyes@lacity.org>, "fernando.campos@lacity.org" <fernando.campos@lacity.org>, "david.miranda@lacity.org" <david.miranda@lacity.org>, "hector.banuelos@lacity.org" <hector.banuelos@lacity.org>, "stephen.duprey@lacity.org" <stephen.duprey@lacity.org>, "bryan.ramirez@lacity.org" <bryan.ramirez@lacity.org>, "Hydee.FeldsteinSoto@lacity.org" <Hydee.FeldsteinSoto@lacity.org>, "kevin.james@lacity.org" <kevin.james@lacity.org>, "ted.jordan@lacity.org" <ted.jordan@lacity.org>, "dennis.kong@lacity.org" <dennis.kong@lacity.org>, "nithya.raman@lacity.org" <nithya.raman@lacity.org>, "emma.taylor@lacity.org" <emma.taylor@lacity.org>, "mehmet.berker@lacity.org" <mehmet.berker@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "angelenos4trees@gmail.com" <angelenos4trees@gmail.com>, "trees@ncsa.la" <trees@ncsa.la>, "diana@ittakesagarden.com" <diana@ittakesagarden.com>, "cmaddren@gmail.com" <cmaddren@gmail.com>, "jhall@laurelcanyon.org" <jhall@laurelcanyon.org>, "tlongcore@babcnc.org" <tlongcore@babcnc.org>, "mmann@babcnc.org" <mmann@babcnc.org>, "rschlesinger@babcnc.org" <rschlesinger@babcnc.org>, "nminer@babcnc.org" <nminer@babcnc.org>, "ssavage@babcnc.org" <ssavage@babcnc.org>, "edelman@smmc.ca.gov" <edelman@smmc.ca.gov>, "info@kirkwoodbowlfoundation.org" <info@kirkwoodbowlfoundation.org>

Dear City Official,

As a resident of the Kirkwood Bowl in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance. He has basically stripped the entire lot of all vegetation.

The property owner took it upon himself to remove numerous California Black Walnut trees on this lot on June 28, 2023. He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner. This was also the site of a mudslide several years ago.

As a resident of Laurel Canyon, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come.

We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

**Steffi Gaines**

8107 McKim Court LOS Angeles Ca. 90046



Bryan Ramirez <bryan.ramirez@lacity.org>

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## 8461 GRANDVIEW DR. ILLEGAL REMOVAL OF PROTECTED TREES

1 message

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David Rolston <gizmola@gmail.com>

Thu, Jul 27, 2023 at 2:32 PM

To: aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org, nithya.raman@lacity.org, emma.taylor@lacity.org, mehmet.berker@lacity.org, mashael.majid@lacity.org, angelenos4trees@gmail.com, trees@ncsa.la, diana@ittakesagarden.com, cmaddren@gmail.com, jhall@laurelcanyon.org, tlongcore@babcnc.org, mmann@babcnc.org, rschlesinger@babcnc.org, nminer@babcnc.org, ssavage@babcnc.org, edelman@smmc.ca.gov, info@kirkwoodbowlfoundation.org

Dear City Official,

As a resident of Grand View Drive in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance.

Once again, an absentee owner with designs to build a home on a sheer canyon slope, has begun an effort by choosing to strip the lot of all vegetation. The location of this site includes a section of Substandard roadway, where it is not wide enough for 2 cars to pass, and just below Cole Crest, where expensive efforts have been underway to reinforce the crumbling infrastructure.

This lot that has been empty since a fire in 1979 burned numerous homes in the Kirkwood Bowl. Given the passage of the hillside ordinance a number of parties have purchased similar lots, here and on paper streets, and inevitably, attempts are made to build outsized homes requesting variance of the ordinance and existing laws.

The property owner took it upon himself to remove numerous California Black Walnut trees on this lot on June 28, 2023. He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner. This was also the site of a mudslide several years ago.

As residents of Grand View Drive, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

Respectfully,

David & Tracy Rolston  
8311 Grand View Dr.





Bryan Ramirez <bryan.ramirez@lacity.org>

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## Illegal Removal of Protected Trees at 8461 Grandview Dr , LA

1 message

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Blanche D'Souza <neighborblanche@gmail.com>

Tue, Jul 25, 2023 at 3:07 PM

To: Nithya Raman <nithya@nithyaforthecity.com>, Blanche D'Souza <neighborblanche@gmail.com>

Cc: aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org, emma.taylor@lacity.org, mehmet.berker@lacity.org, mashael.majid@lacity.org, angelenos4trees@gmail.com, trees@ncsa.la, diana@ittakesagarden.com, cmaddren@gmail.com, Jamie Hall <jhall@laurelcanyon.org>, tlongcore@babcnc.org, mmann@babcnc.org, rschlesinger@babcnc.org, nminer@babcnc.org, ssavage@babcnc.org, edelman@smmc.ca.gov

Dear City Official,

As a resident of the Kirkwood Bowl in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance. He has basically stripped the entire lot of vegetation.

On June 28, 2023, the property owner took it upon himself to remove numerous California Black Walnut and Mexican Elderberry trees on this lot . He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner.

As a resident of Laurel Canyon, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

Your Name Blanche D. Juza



Bryan Ramirez <bryan.ramirez@lacity.org>

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## 8461 GrandView Drive, LA, 90046 / Illegal Tree Removal / Gross Violation of California Protected Tree Ordinance

1 message

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Aidan O'Brien <apobr@yahoo.com>

Tue, Jul 25, 2023 at 8:42 AM

Reply-To: Aidan O'Brien <apobr@yahoo.com>

To: "aura.garcia@lacity.org" <aura.garcia@lacity.org>, "teresa.villegas@lacity.org" <teresa.villegas@lacity.org>, "mike.davis@lacity.org" <mike.davis@lacity.org>, "vahid.khorsand@lacity.org" <vahid.khorsand@lacity.org>, "susana.reyes@lacity.org" <susana.reyes@lacity.org>, "fernando.campos@lacity.org" <fernando.campos@lacity.org>, "david.miranda@lacity.org" <david.miranda@lacity.org>, "hector.banuelos@lacity.org" <hector.banuelos@lacity.org>, "stephen.duprey@lacity.org" <stephen.duprey@lacity.org>, "bryan.ramirez@lacity.org" <bryan.ramirez@lacity.org>, "Hydee.FeldsteinSoto@lacity.org" <hydee.feldsteinsoto@lacity.org>, "kevin.james@lacity.org" <kevin.james@lacity.org>, "ted.jordan@lacity.org" <ted.jordan@lacity.org>, "dennis.kong@lacity.org" <dennis.kong@lacity.org>, "nithya.raman@lacity.org" <nithya.raman@lacity.org>, "emma.taylor@lacity.org" <emma.taylor@lacity.org>, "mehmet.berker@lacity.org" <mehmet.berker@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "angelenos4trees@gmail.com" <angelenos4trees@gmail.com>, "trees@ncsa.la" <trees@ncsa.la>, "diana@ittakesagarden.com" <diana@ittakesagarden.com>, "cmaddren@gmail.com" <cmaddren@gmail.com>, "jhall@laurelcanyon.org" <jhall@laurelcanyon.org>, "tlongcore@babcnc.org" <tlongcore@babcnc.org>, "mmann@babcnc.org" <mmann@babcnc.org>, "rschlesinger@babcnc.org" <rschlesinger@babcnc.org>, "nminer@babcnc.org" <nminer@babcnc.org>, "ssavage@babcnc.org" <ssavage@babcnc.org>, "edelman@smmc.ca.gov" <edelman@smmc.ca.gov>

Cc: Jamie Hall <jamie.hall@channellawgroup.com>, Rikki Poulos <redazine@pacbell.net>

July 25, 2023

I am President of the Kirkwood Bowl Foundation.

<https://www.kirkwoodbowlfoundation.org/>

We are dedicated to Quality of Life in our part of Laurel Canyon.

Over the years we have been strikingly successful at assuring responsible development and ensuring that rules are followed.

The recent cutting of Black Walnut Trees at 8461 GrandView is particularly egregious.

He was advised as to what he was doing was illegal and needed permits.

In spite of this he came back a week later and continued the cutting.

We have the video evidence and credible statements by witnesses.

Clearly this person wants to develop on GrandView a fragile street already under massive stress.

From his behavior he will not follow rules.

It is now time for enforcement and penalties.

**At a minimum it requires the withholding of Building Permits for 10 years.**

Looking down on the City from Laurel Canyon what stands out is the oasis of green that is Hancock Park.

The City desperately needs the green oasis of Laurel Canyon.

Aidan O'Brien MD  
8382 GrandView Drive  
Los Angeles  
CA 90046-1918

Phone/FAX (323) 650 3655



Bryan Ramirez <bryan.ramirez@lacity.org>

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## ILLEGAL REMOVAL OF POTECTED TREES AT 8461 GRANDVIEW DR.

1 message

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sarah hayes <sehayes7778@gmail.com>

Mon, Jul 24, 2023 at 4:55 PM

To: aura.garcia@lacity.org

Bcc: bryan.ramirez@lacity.org

Dear City Official,

As a resident of the Kirkwood Bowl in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance. He has basically stripped the entire lot of vegetation.

On June 28, 2023, the property owner took it upon himself to remove numerous California Black Walnut and Mexican Elderberry trees on this lot . He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner.

As a resident of Laurel Canyon, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

Sarah E. Hayes





Bryan Ramirez <bryan.ramirez@lacity.org>

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## ILLEGAL REMOVAL OF POTECTED TREES AT 8461 GRANDVIEW DR.

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**Marilyn Frandsen** <marilyn.frandsen@gmail.com>

Sun, Jul 23, 2023 at 4:02 PM

To: aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org, nithya.raman@lacity.org, emma.taylor@lacity.org, mehmet.berker@lacity.org, mashael.majid@lacity.org, angelenos4trees@gmail.com, trees@ncsa.la, diana@ittakesagarden.com, cmaddren@gmail.com, Jamie Hall <jhall@laurelcanyon.org>, tlongcore@babcnc.org, mmann@babcnc.org, rschlesinger@babcnc.org, nminer@babcnc.org, ssavage@babcnc.org, edelman@smmc.ca.gov

Dear City Official,

As a 76 year old person who grew up in the Kirkwood Bowl in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance. He has basically stripped the entire lot of vegetation.

On June 28, 2023, the property owner took it upon himself to remove numerous California Black Walnut and Mexican Elderberry trees on this lot. He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner.

As a resident of Laurel Canyon, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. Our wildlife need the shelter and food these trees proved. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

Marilyn Frandsen  
marilyn.frandsen@gmail.com 213 598-3116



Bryan Ramirez <bryan.ramirez@lacity.org>

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## ILLEGAL REMOVAL OF PROTECTED TREES ON 8461 GRANDVIEW

1 message

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Ann C <amciminera@gmail.com>

Mon, Jul 24, 2023 at 8:55 AM

To: aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org, nithya.raman@lacity.org, emma.taylor@lacity.org, mehmet.berker@lacity.org, mashael.majid@lacity.org, angelenos4trees@gmail.com, trees@ncsa.la, diana@ittakesagarden.com, cmaddren@gmail.com, jhall@laurelcanyon.org, tlongcore@babnc.org, mmann@babnc.org, rschlesinger@babnc.org, nminer@babnc.org, ssavage@babnc.org, edelman@smmc.ca.gov

Dear City Official,

On or about July 7, I noticed that a lot at 8461 Grand View was being cleared. I assumed it was required maintenance pursuant to the LAFD brush clearance program, however unusual that it would take more than a day to clear and wood chippers would be needed. When I glanced over after the workers finally left, I was shocked to see the lot was completely denuded. I now understand that the owner of the property illegally removed protected California Black Walnut and Mexican Elderberry trees without required permits per the California Protected Tree Ordinance. During, and for about a week afterwards, a hawk kept screeching and was circling the area, I suspect that a hawk nest was also destroyed.

If the owner of this property blatantly defied the city ordinance and, further, continued clearing the lot after being informed to desist work, I strongly urge every City official and representative to hold this individual accountable to the highest degree afforded under the California Protected Tree Ordinance including withholding issuance of building permits for 10 years and levying fines and penalties for such egregious behavior.

Thank you for your consideration in this case.

Ann Ciminera  
8335 Grand View Drive



Bryan Ramirez <bryan.ramirez@lacity.org>

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## ILLEGAL REMOVAL OF PROTECTED TREES @ 8461 GRANDVIEW DR.

1 message

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rand sagers <alecdelta@gmail.com>

Mon, Jul 24, 2023 at 12:58 PM

To: aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org, nithya.raman@lacity.org, emma.taylor@lacity.org, mehmet.berker@lacity.org, mashael.majid@lacity.org, angelenos4trees@gmail.com, trees@ncsa.la, diana@ittakesagarden.com, cmadden@gmail.com, jhall@laurelcanyon.org, tlongcore@babcnc.org, mmann@babcnc.org, rschlesinger@babcnc.org, nminer@babcnc.org, ssavage@babcnc.org, edelman@smmc.ca.gov, info@kirkwoodbowlfoundation.org

Dear City Officials, et al

As a 26 year resident of the Kirkwood Bowl in Laurel Canyon, I am OUTRAGED about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance. He has stripped the entire lot of vegetation.

On June 28, 2023, the property owner took it upon himself to remove numerous California Black Walnut and Mexican Elderberry trees on this lot . He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner.

As a resident of Laurel Canyon, we are requesting for any and every City official and representative to hold this individual ACCOUNTABLE and demand STRONG ENFORCEMENT as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Societies collapse if agreed upon rules and regulations are not sufficiently enforced to ensure compliance.

This is YOUR opportunity and responsibility to make sure the California Protected Tree ordinance is stringently enforced.

Thank you for your consideration in this case.

Your assistance is greatly appreciated.

Rand Sagers

8403 Yucca Trail

**From:** David Monroe d.monroe.law@gmail.com  
**Subject:** Notice Letter to You Concerning False and Defamatory Statements You Have Benn Given About Mr. Misha Crosby  
**Date:** October 5, 2023 at 12:06 PM  
**To:** aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, Bryan Ramirez bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org, nithya.raman@lacity.org, emma.taylor@lacity.org, mehmet.berker@lacity.org, masha.el.majid@lacity.org  
**Bcc:** Misha Crosby mishacrosby@yahoo.co.uk

Dear Los Angeles City Officials:

I am writing to alert you to the fact that each of you on this email have been given false and defamatory information about Mr. Misha Crosby in July of this year. Each of you were sent at least 14 emails that falsely accuse Mr. Crosby of intentionally and purposefully removing protected trees from his residential lot in Laurel Canyon without a permit. You may remember receiving the emails attached as Exhibit 16. The emails also contain other false statements, such as that Mr. Crosby's lot is now "barren of all vegetation," and imply that there are no protected trees left on the lot; both of which are false.

I am an attorney presenting Mr. Misha Crosby. I write to let you know these accusations are completely false, and to advise you of the true facts. Mr. Crosby and I only learned of the existence of these emails last week, on September 27, 2023, at a Bureau of Street Services hearing before a hearing officer pursuant to LAMC § 46.06, when for the first time we were provided copies. Mr. Crosby was not cc'd on any of these emails. None of the writers of these emails ever contacted or questioned Mr. Crosby about the matter. Rather, they have repeated false allegations, and have sent these emails to Members of the Board of Public Works, as well officials in the Bureau of Street Services and others, in a transparent attempt to "poison the well" and defame Mr. Crosby's character and conduct, without the benefit of a fair hearing.

So far, this wrongful scheme seems to have worked. Mr. Bryan Ramirez and Mr. Stephen Duprey of the Bureau of Street Services, who were also recipients of these emails, recommended to the hearing officer last week that Mr. Crosby be denied a building permit for seven (7) years. If the hearing officer so decides, an appeal of that decision would be before some of you; who may have already formed an opinion about this matter, based on the false information you have been given about Mr. Crosby.

We are contacting you as soon as possible to try to limit the damage that has been done, and alert you to the true facts, in hopes you can reopen your mind, and that Mr. Crosby's reputation and character have not been permanently damaged by this unlawful and defamatory conduct.

Please see my attached letter, which goes into more detail about how this wrongful scheme has been carried out.

The fact is Mr. Crosby hired two tree cutter contractors last summer to remove trees on part of his small lot, where he hopes to build a home for himself. Mr. Crosby knew he needed a permit to have any protected trees cut. He met with both contractors on the property and asked them to tell him if there were any protected trees in the area he wanted cleared. Mr. Crosby was aware of some protected trees on the lot, specifically some large oak trees, which his building plans work around and preserve. Both contractors told him there were not any protected trees among they were going to cut. Mr. Crosby believed they knew what they were saying.

What is more, and what you were not told, Mr. Crosby put in writing to both contractors NOT to cut any protected trees; and these writings are attached to this email in Exhibits A and B. And yet, in spite of all this, both contractors cut some protected black walnuts, much to Mr. Crosby's dismay. From two to five protected black walnuts were cut down by these contractors.

I hope you will take the time to look at my attached letter and exhibits, which explains our side of the story in detail. Mr. Crosby had no intent to remove protected trees. Statements to the contrary are false. He is more than happy to plant replacement trees on his lot, and has so advised the hearing officer.

In the meantime, I request that you preserve all evidence of any communications you have received or made to others about this matter.

I also suggest that it is appropriate for the City to launch an investigation into how this has occurred. To me, this is despicable conduct, apparently orchestrated by Mr. Jamie Hall, an attorney who knows what the proper protocol should be here, and I consider his efforts to undermine my client's right to a fair hearing are both unethical and illegal.

I sincerely hope you will be able to view this matter objectively going forward. I am also aware of human nature, and it is sometimes difficult, if not impossible, to restore someone's reputation once disparaging and inflammatory accusations have been made.

I remain open to provide you any additional information, and entertain any questions or comments you may have. Please



feel free to contact me, and please advise me of what action, if any, you take in this regard.

In service,

David Monroe  
Attorney for Mr. Misha Crosby

David L. Monroe  
ABLE & MONROE, P.C.  
9010 Rosewood Avenue  
West Hollywood, CA 90048  
[d.monroe.law@gmail.com](mailto:d.monroe.law@gmail.com)  
415-559-6829

Notice Letter to  
Clty Of...23.pdf

Exhibit A -  
Crosby...r 1.pdf

Exhibit B - Email  
and Co...py.pdf

Exhibit C - Email  
from J...ity.pdf

Exhibit 16.pdf

**ABLE & MONROE, P.C.**

ATTORNEYS AT LAW

**9010 ROSEWOOD AVENUE  
WEST HOLLYWOOD, CA. 90048**

TELEPHONE (415) 559-6829

FACSIMILE (713) 225-1215

D.MONROE.LAW@GMAIL.COM

LEVERT J. ABLE  
(1910 – 2003)

DAVID L. MONROE  
(LICENSED IN TEXAS & CALIFORNIA)

JOHN W. ABLE  
(LICENSED IN TEXAS)

October 5, 2023

TO: Aura Garcia, Teresa Villegas, Mike Davis, Vahid Khorsand, Susana Reyes, Fernando Campos, David Miranda, Hector Banuelos, Stephen Duprey, Bryan Ramirez, Hydee Feldstein Soto, Kevin James, Ted Jordan, Dennis Kong, Nithya Raman, Emma Taylor, Mehmet Berker and Mashaël Majid  
VIA EMAIL

RE: Defamatory Emails and Information Sent to You Regarding Mr. Misha Crosby and His Residential Lot at 8461 Grand View Drive, Los Angeles, CA

Dear City of Los Angeles Employees and Officials:

I write to alert you to the fact that my client, Mr. Misha Crosby, is the victim of a vicious scheme to defame him to you. You were all sent the same fourteen (14) emails in July 2023, accusing Misha of hiring tree cutters to intentionally, knowingly, unlawfully and “defiantly” remove protected trees on his residential lot in Laurel Canyon without the required permits. This is part of a concerted effort by Mr. Jamie Hall, and others, to incite the City of Los Angeles to wrongfully deny Misha Crosby a building permit to build his personal home on his residential lot in Laurel Canyon. These accusations are patently false, and were made to you for one purpose: to prejudice you against Misha Crosby and harm him in his efforts to build his home.

Specifically, each of you were copied on fourteen (14) emails sent to you by “private citizens” between July 24 and July 30, 2023. These are attached in Exhibit 16. Exhibit 16 also includes one email from Sarah Hayes, that was sent only to Ms. Aura Garcia.

Prior to that, on July 7, 2023, Mr. Jamie Hall, an attorney, sent an email to six (6) of you: Hector Banuelos, Bryan Ramirez, David Miranda, Stephen Duprey, Kevin James, and Hydee Feldstein Soto; which includes a link to a video Mr. Hall made and narrated. That email is attached as Exhibit C. Mr. Hall’s email was copied to several others as well, who in turn may have helped inspire the fourteen (14) later emails. It appears Mr. Hall is the architect of this unlawful scheme to harm Misha and Misha’s reputation.

These emails and the video falsely allege Misha hired one contractor to illegally cut protected trees, who was “caught” by Mr. Jamie Hall on June 28 and stopped; and then Misha hired another contractor to knowingly and “defiantly” “remove the remaining protected trees on July 7, 2023.” The emails and video also state the lot has been “stripped barren of all vegetation,” which is also blatantly false.

I write in hopes it is possible to bring the full and true facts before you, and that you will take appropriate action to right the wrongs that have been done to Misha by this illegal scheme.

The truth is that, in the summer of 2023, Misha did hire two tree cutters to clear his vacant lot of unprotected trees; which does not require a permit or a tree report. Misha knew he needed a permit to cut protected trees, but wanted to remove any unprotected trees at that time. Misha met with both contractors on the lot before either were engaged, and both told him the area he wanted cleared had no protected trees. Misha made clear, to both contractors, both verbally and in writing, that they were not to cut any protected trees. See the highlighted portions of Misha's emails and contracts with the tree cutters, attached as Exhibits A and B. However, to Misha's shock and dismay, both contractors, in spite of all this, still cut protected California Black Walnuts.

In 2021, Misha bought this small lot in Laurel Canyon, zoned R1 HRC, to build a home for himself to live in. It will be his first time owning a residence, rather than paying rent. His designer has developed house plans for a two-level home, which work around a number of large protected oak trees on the lot. Of importance and extreme significance, there remain a number of protected trees on the lot, including large oaks, which Misha's house plans build around and protect.

With the possibility of the passage of a "wildlife ordinance" by LA City Council, Misha's designer suggested Misha go ahead during the summer and clear any unprotected trees before any new ordinance is passed; as the new ordinance might add protections for other trees and make building on this small lot difficult. Misha acted on this advice in hiring the tree cutters.

Since all this happened, Misha has hired Mr. Kelly Lewis, a certified tree expert and former City employee, who has inspected the lot, the tree stumps there, and prepared a tree report. He has determined that, all in all, the two contractors cut a number of different trees on the lot, including scrub oaks and others that are not protected at all. Some of the cut trees were Black Walnuts but were not protected because they were too small. Likewise, an elderberry was cut that also was not of protected size. However, the tree cutters removed at least two (2) Black Walnuts that were of protected size and should not have been cut. Judging from the stumps, Mr. Lewis believes it is possible that as many as five protected Black Walnuts were cut; but he cannot be sure judging from the stumps alone; and google street photographs of the area are inconclusive.

Mr. Lewis has also determined there is more than adequate space to plant replacement trees on Misha's lots. Misha is more than willing to do this. Mr. Lewis's report to the City so states, and designates areas where replacement trees can be planted. This will result in more protected trees on the lot than there were before.

However, it is apparent the false statements sent to the City have damaged Misha and his reputation. At an LAMC § 46.06 hearing last week, on Wednesday, September 27, 2023, Mr. Bryan Ramirez, Street Tree Superintendent of the Urban Forestry Division, in concert with Mr. Stephen Duprey, also of the Urban Forestry Division, asked that the hearing officer determine that Misha be denied a building permit for seven (7) years as punishment for his knowing and intentional destruction of protected trees without a permit. It appears that, as a direct result of these false statements, Misha has now become a "high profile" target.

This recommendation was made at the hearing without prior notice to Misha; and before the City had even seen Mr. Lewis's report. The City did not propose any remediation or planting of replacement trees. The City's request is currently under review by a hearing officer.

It was at that September 27 hearing that Misha and I first learned of these email communications to you and the other City officials, and were first given copies.

The fourteen (14) emails in Exhibit 16 are all addressed to all of you. Many of these emails are nearly identical, indicating someone distributed a "form" and asked others to copy it and email it to this group of City officials. These individuals apparently relied on the truthfulness of someone else in sending their emails. None of them ever spoke with or communicated with Misha about this. They all got their information from someone else. The blatantly false statements in these "form" emails are not expressed as opinion or possible facts; but are stated as unqualified facts. Whether knowingly or unwittingly, all of these individuals have passed on defamatory statements about Misha to you.

An example of one of these "form" emails is the first email in Exhibit 16, dated July 30, 2023, from Heidi Servey; addressed first to [aura.garcia@lacity.org](mailto:aura.garcia@lacity.org), and then to the rest of you. Ms. Servey's email states: "The property owner took it upon himself to remove numerous California Black Walnut trees on this lot on June 28, 2023. He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service (as the first one expressed that they didn't want to be involved in illegal tree removal, so the owner CLEARLY knew that what he was doing was wrong) and defiantly removed more California Black Walnut trees! The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit." [Emphasis in original.]

The false statements in these emails in Exhibit 16 follow the lines of Mr. Hall's July 7 email, attached as Exhibit C. In the body of his email, Mr. Hall falsely states: "Even though the owner was advised by me on June 28, 2023 that the activity was illegal, he hired ANOTHER tree cutter to remove the remaining protected trees on July 7, 2023." [Emphasis in original.]

Of note, my client, Mr. Misha Crosby, was not copied on any of these emails; though Mr. Hall has Mr. Crosby's email address, and listed it in his email of July 7. See Exhibit C.

Mr. Hall's July 7 email includes a link to a video Mr. Hall made on June 28, where Mr. Hall's narration includes highly inflammatory, false and defamatory statements about Misha and his property. In the video, one of the blatantly false statements is at the beginning of the video. As Mr. Hall is filming a barren portion of the site, Mr. Hall narrates: "This site was full of Southern California Black Walnut and Mexican Elderberry. Today they were removed here at the direction of the property owner."

This statement by Mr. Hall is false and seriously misleading, because most all of the section of land shown at that point in the video had not had any trees on it for many years, as shown in Google Earth photographs. Mr. Hall made the statement knowing it was false; or recklessly, without any knowledge of the truth. That is defamation under California law.

As previously mentioned, Misha had specifically instructed the contractors working at the property, verbally and in writing, not to remove any protected trees. Mr. Hall's statement that protected trees were "removed at the direction of the property owner" is false. Mr. Hall incorrectly made that assumption, and then stated it in his video as a fact. He then distributed that video to others. In fact, the video reveals that Mr. Hall had not even spoken with Misha Crosby at the time he makes that statement.

Mr. Hall's video shows Mr. Hall, at the lot on June 28 and prior to Misha's arrival, telling the contractor, Mr. Raymond Salas, that he had cut protected black walnuts. Mr. Salas says, on the video, that he thought they were another kind of walnut that was not protected. Mr. Hall told him he was wrong. Mr. Salas asked if he was going to get in trouble; and Mr. Hall said that was for the City to decide.

Within minutes, Misha arrived, and Mr. Hall told Misha that the contractor was cutting protected trees. Misha was obviously surprised, and expressed that he thought they were not protected, referring Mr. Hall to the tree specialist, Mr. Salas. Mr. Hall told Mr. Crosby he needed a certified arborist to determine protected trees. This confrontation was also filmed by Mr. Hall.

It should have been apparent to Mr. Hall that Misha did not know what was a protected tree or not. Yet the tone of all of the communications Mr. Hall has inspired to you are not that the tree cutters were mistaken, but that Misha was out intentionally and illegally hiring tree cutters to cut all protected trees on his lot, without a permit; and they did so, stripping his entire lot of all vegetation, including all protected trees.

After Mr. Hall arrived on June 28 and told Misha the contractor was cutting protected trees, Misha had Mr. Salas stop work. The job was not finished. There were still at least two (2) trees and some shrubs remaining in the mapped area Misha had designated to the first contractor.

Per Mr. Hall's instruction, Misha found a company with ISA certified arborists, California Tree Design, Inc., and had them come out to look at the remaining work, specifically two trees. They met with Misha on the lot before he hired them, and they told him the remaining two trees were not protected. Misha signed a contract with them, where they expressly stated they would not remove any protected trees. See emails and contract in Exhibit B.

And, as Misha and I learned last week, it appears this second contractor did cut down a Black Walnut on the property that was of protected size.

Misha Crosby and I support and applaud the appropriate reporting to City officials of illegal tree cutting in Los Angeles. Mr. Hall and his neighbors have every right to advise City officials of their concerns and to petition City officials for appropriate action. We are not complaining that the cutting of protected trees without a permit was reported. We are both disturbed that this has occurred, and that the contractors do not appear to be held responsible by the City. But Misha was not the cause of this – his contractors cut these protected trees without Misha's permission and in spite of his express instructions.



What Mr. Hall and his neighbors do not have the right to do, and no one does, is to make false statements of fact to City officials, accusing someone of unlawful conduct, without just cause or excuse. These statements were not sent to you as matters of concern to be investigated. Mr. Hall and those working with him have made false assumptions, jumped to false conclusions, and then expressed those to you as statements of fact. They have played judge and jury, without doing a proper investigation, and consequently have falsely accused Misha of serious misconduct.

In this case, none of the communications to you advised you that Misha had explicitly told the contractors in writing NOT to cut any protected trees. The contractors have illegally cut protected trees without a permit, contrary to express written instructions from Mr. Crosby.

Indeed, it was imminently reasonable for Misha to rely on licensed tree companies to tell him whether trees are protected or not. Here, the tree cutters did not say they were not sure: they told Misha the trees were not protected, and he had no reason not to believe them. It seems apparent that the licensed tree cutters should know what is a protected tree and what is not. If a property owner hires them and asks them to cut trees that are of a protected size and species, the contractors should refuse, unless the property owner has a permit.

I am asking that an investigation by the City be made of this conduct, which has all the earmarks of a conspiracy to harm Mr. Crosby. Indeed, many of the emails in Exhibit 16, such as Heidi Servey's, brag about preventing the prior owner of this lot from building, and threaten Misha: "The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner." This conduct may have been perpetrated by these people against other citizens of Los Angeles.

As mentioned, Misha and I first learned of these emails at the September 27, 2023 hearing. I was only present that day because Mr. Ramirez had provided Misha with a link to Mr. Hall's video a few days before the hearing. When I saw the video, I contacted Mr. Hall in writing, advising him that the video contained false statements of fact, and asked him to withdraw those false statements. When Mr. Hall refused, and refused to tell me who else he had contacted about this matter, Misha and I were concerned foul play was afoot. So I appeared, and requested the hearing officer to allow me to make a recording of the hearing; which he did. And we were correct.

I am requesting that you preserve all evidence of any communications regarding Mr. Crosby, both written and oral. Please preserve all records of oral communications to and from you about this matter, as well as copies of all written communications you have received and have made regarding Mr. Crosby since June 28, 2023.

I am also asking that, now that you have been advised of the true facts, that you not pass those false statements on to others. If you have sent this false information to others, I ask that you contact them and let them know, at the least, that the information you forwarded to them may be incorrect.

Page 6

By the way, on advice of his advisor, Misha has started Datura Enterprises, LLC to use as a conduit for owning his home. This lot at 8461 Grand View Drive is the only lot Misha and the LLC own or manage. Misha is not a developer.

Please feel free to call me or contact me via email with any questions. I am happy to provide further information to you, upon your request.

Very truly yours,

*/s/ David L. Monroe*

David L. Monroe  
Attorney for Mr. Misha Crosby

Attachments in email accompanying this letter:

Exhibit A  
Exhibit B  
Exhibit C  
Exhibit 16

# EXHIBIT A

**From:** Misha Crosby mishacrosby@yahoo.co.uk  
**Subject:** Tree Removal - Grand View Drive - 06/28  
**Date:** June 23, 2023 at 4:26 PM  
**To:** Thinkgreentrecareales@gmail.com

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Hey Raymond, as promised here's the floor plan and the area that needs to be cleared of trees.

The first PDF shows the overall area that needs to have the trees removed highlighted in green.

The other PDF shows the proposed home and the trees that need removing marked in red. (there maybe shrubs and smaller trees, etc, that are not shown on the maps but please clear anything in the green highlighted area that they are able to.

Please make sure the right work is done so that the roots will not cause the trees to grow back.

N.B Of course please do not remove the oak trees or any other protected trees on the lot.

**Wednesday 28th 8:30am** is what I have currently in the calendar.

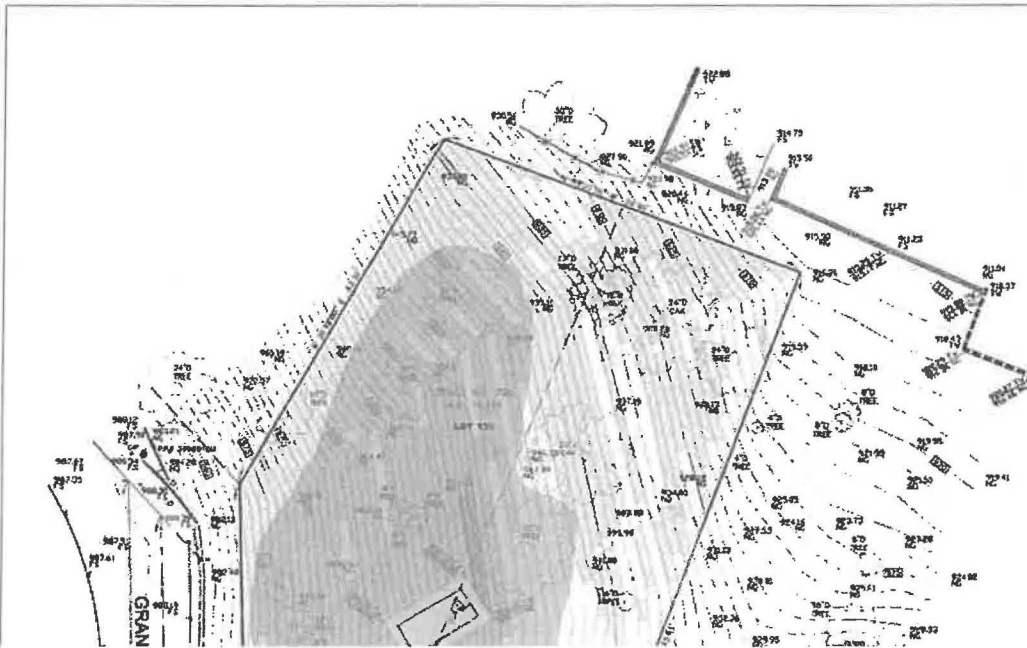
Got an ok back from all three neighbors.

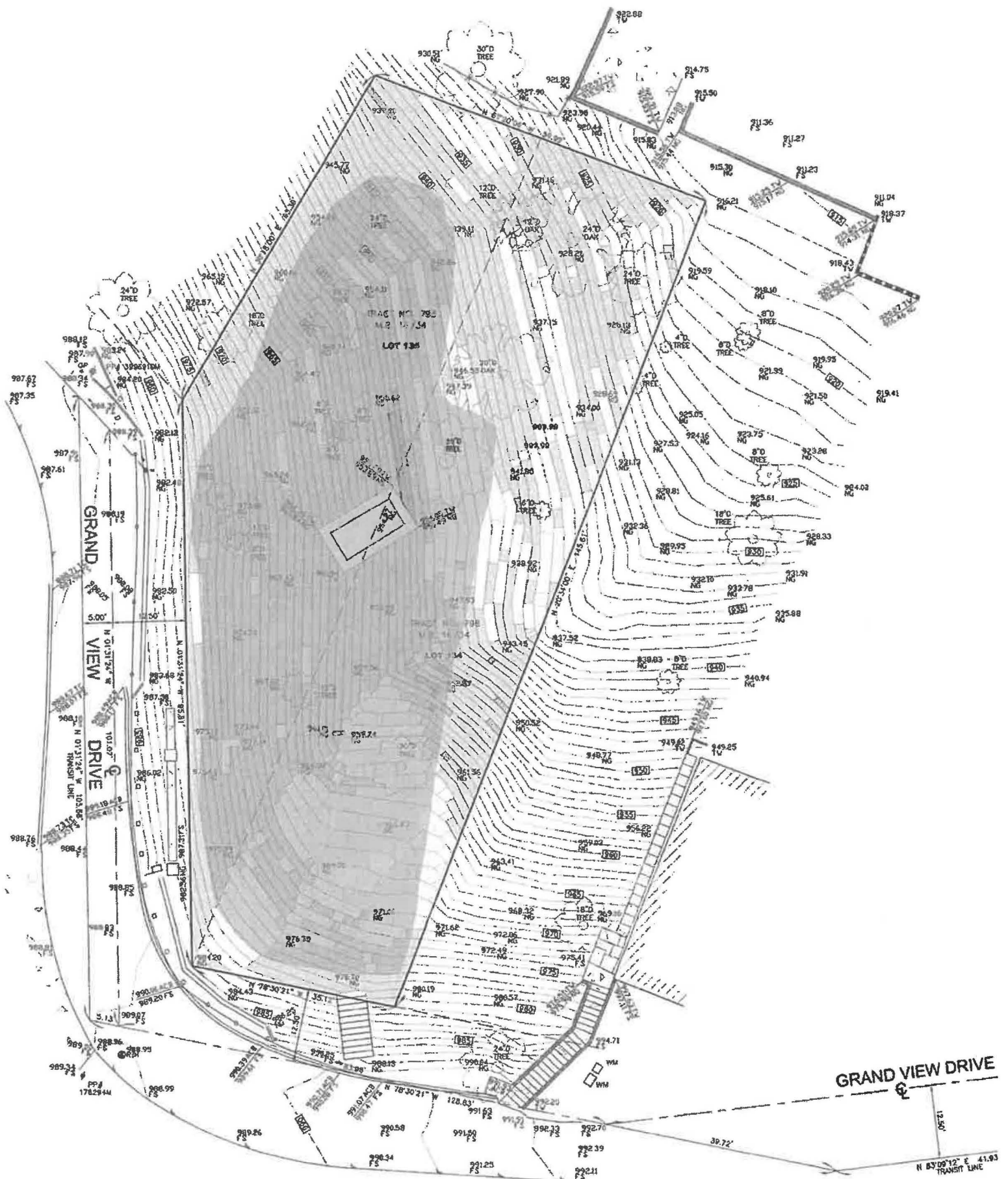
Will discuss the logistics of where we can park on the phone but essentially the dump truck should be ok to be in the driveway of 8451 & 8459 (FYI 8451 will be out of town so please park most of the truck on that side).

The driveway of 8454 we can not block in the main drive but we can use the spot just to the left of the entrance where I parked when I met you if you need to park another truck there if possible.

Please send me through the \$3200 quote back here so I have it.

Cheers!  
Misha







GRAND VIEW DRIVE



LOT 135

LOT 134

UPPER LEVEL PLAN  
UPPER LEVEL AREA 10,475 SQ. FT.  
344 SQ. FT.  
AQU.

SITE PLAN at +975.00

AI

# ESTIMATE

## Prepared For

Datura Enterprises, LLC.  
8461 W Grand View Dr  
Los Angeles , CA 90046  
(310) 717-9973

## Think Green Tree Care Inc.

16037 Harvest Moon  
La Puente, CA 91744  
Phone: (626) 510-5144  
Email: thinkgreentreecaresales@gmail.com  
Web: thinkgreentreecare.com

Estimate # 838

Date 06/24/2023

Description	Total
Cut down 7 trees/shrubs on hillside as outlined in email correspondence. (various species).	\$3,200.00
Haul away and clean up included.	
<b>Subtotal</b>	<b>\$3,200.00</b>
<b>Total</b>	<b>\$3,200.00</b>

## Notes:

Think Green Tree Care Inc ("Company") agrees that it is an independent contractor and assumes full responsibility for its employees, agents, and subcontractors. Datura Enterprises LLC ("Owner") shall not be liable for any injuries, damages, claims, or liabilities arising from or related to activities on the Owner's property at 8461 W Grand view Drive. Company shall maintain comprehensive general liability insurance coverage, including workers' compensation insurance, in amounts sufficient to cover any injuries, damages, or claims that may arise during the course of its work. Company shall indemnify and hold Owner harmless from any claims, demands, suits, or actions, including reasonable attorney fees, arising out of or in connection with Company's work.

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Think Green Tree Care is not responsible for any underground piping or sprinklers that are broken by stump grinding or underground digging. Also, by signing this document you agree to pay 25% of this contract if by any reason you choose to cancel services.

*Datura Enterprises*

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Signed on: 06/24/2023  
Datura Enterprises, LLC.

# EXHIBIT B



**Misha Crosby**

Sent -...yahoo.co.uk

July 6, 2023 at 11:15 PM

Re: Your estimate 3525 from California Tree Design

To: californiatreedesign@gmail.com



Thanks Frankie - please make these updates to the quote and I'll get that back to you.

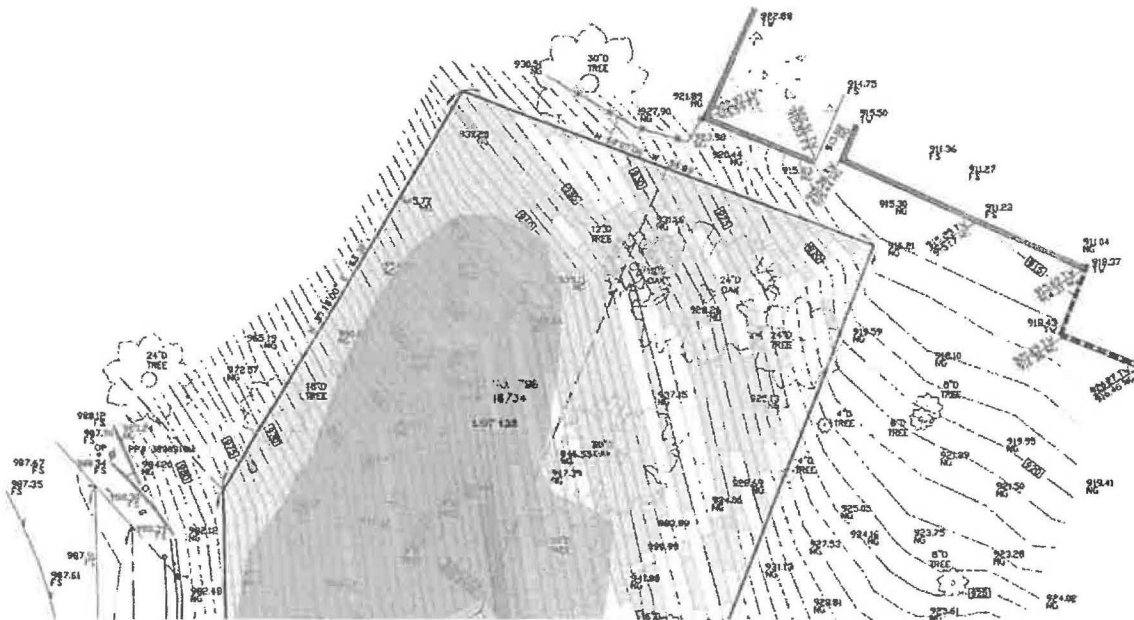
1) Change Misha Crosby to **Datura Enterprises, LLC**.

2) Update Description: Removal of selected trees and shrubs in highlighted area per the PDF map provided. Removal of resulting stumps on ground as much as possible or treat stumps to assure no new growth. California Tree Design Inc will not remove the oak trees or any other protected trees on the lot.

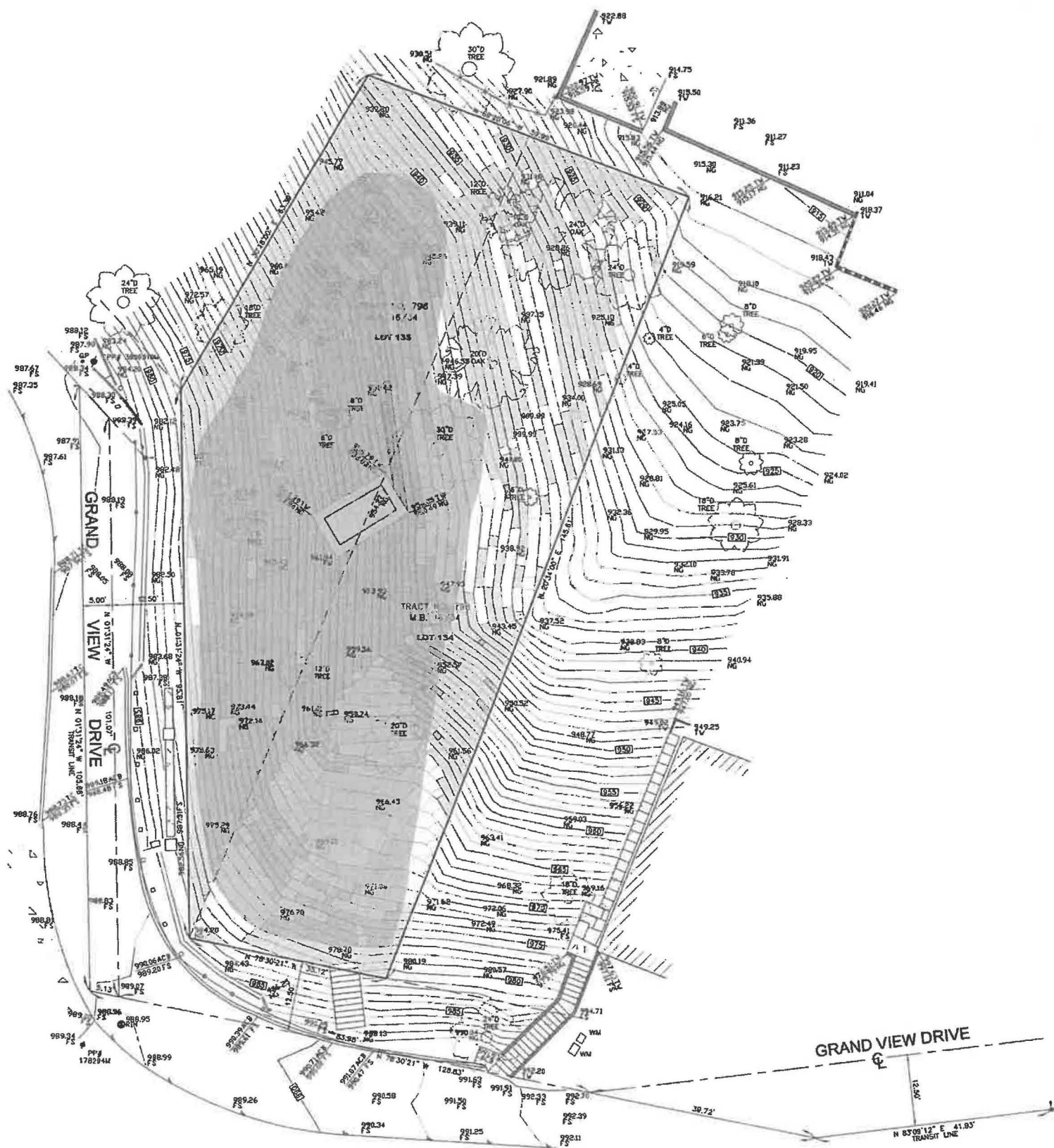
2) Add: California Tree Design Inc ("Company") agrees that it is an independent contractor and assumes full responsibility for its employees, agents, and subcontractors. Datura Enterprises LLC and Misha Crosby ("Owner") shall not be liable for any injuries, damages, claims, or liabilities arising from or related to activities on the Owner's property at 8461 W Grand view Drive. Company shall maintain comprehensive general liability insurance coverage, including workers' compensation insurance, in amounts sufficient to cover any injuries, damages, or claims that may arise during the course of its work. Company shall indemnify and hold Owner harmless from any claims, demands, suits, or actions, including reasonable attorney fees, arising out of or in connection with Company's work.

I've attached a map of the lot with the area marked in yellow that is to be cleared.

Cheers,  
Misha







## ESTIMATE



### Prepared For

Datura Enterprises, LLC  
8461 W Grand View Dr Los Angeles, CA 90046  
United States

### California Tree Design

6528 Greenleaf Ave., Suite 112  
Whittier, CA 90601  
Phone: (562) 253-9577  
Email: californiatreedesign@gmail.com  
Web: www.catreedesign.com

Estimate # 3525  
Date 07/06/2023  
Business / Tax # 27-2596057

Description	Total
Tree Pruning	\$1,800.00
1) Removal of selected trees and shrubs in highlighted area per the PDF map provided. Removal of resulting stumps on ground as much as possible or treat stumps to assure no new growth. California Tree Design Inc will not remove the oak trees or any other protected trees on the lot.	
Haul away	\$0.00
1) Haul away and dispose resulting wood, greenwaste, and debris	

<b>Subtotal</b>	<b>\$1,800.00</b>
<b>Total</b>	<b>\$1,800.00</b>

Signed on: 07/07/2023  
Datura Enterprises, LLC

# EXHIBIT C



Exhibit 18

Bryan Ramirez <bryan.ramirez@lacity.org>

## Illegal Removal of Protected Southern California Black Walnuts Trees at 8461 Grand View

Jamie Hall <jamie.hall@channellawgroup.com>

Fri, Jul 7, 2023 at 12:52 PM

To: Hector Banuelos <hector.banuelos@lacity.org>, Bryan Ramirez <bryan.ramirez@lacity.org>, david.miranda@lacity.org, Stephen Duprey <stephen.duprey@lacity.org>

Cc: Rikki Poulos <redazine@pacbell.net>, Kevin James <kevin.james@lacity.org>, Aidan O'Brien <apobr@yahoo.com>, Hydee Feldstein Soto <Hydee.FeldsteinSoto@lacity.org>, Stella Grey <sgrey@babcn.org>, Wendy-Sue Rosen <RosenFree@aol.com>, Paul Edelman <edelman@smmc.ca.gov>, Board LCA <board@laurelcanyon.org>

I am writing on behalf of the Laurel Canyon Association and the Laurel Canyon Land Trust, of which I am the President, to report illegal removal of mature protected Southern California Black Walnut Trees at 8461 Grand View (APN 5556-017-004) on June 28, 2023 and July 7, 2023. I took video and pictures on June 28, 2023. You can watch one of these videos at [https://share.icloud.com/photos/031\\_uwosi3-IN2iDHPdwX2GLw](https://share.icloud.com/photos/031_uwosi3-IN2iDHPdwX2GLw).

The owner is Misha Crosby. His phone number is 310-717-9973. His e-mail is [misha@mishacrosby.com](mailto:misha@mishacrosby.com).

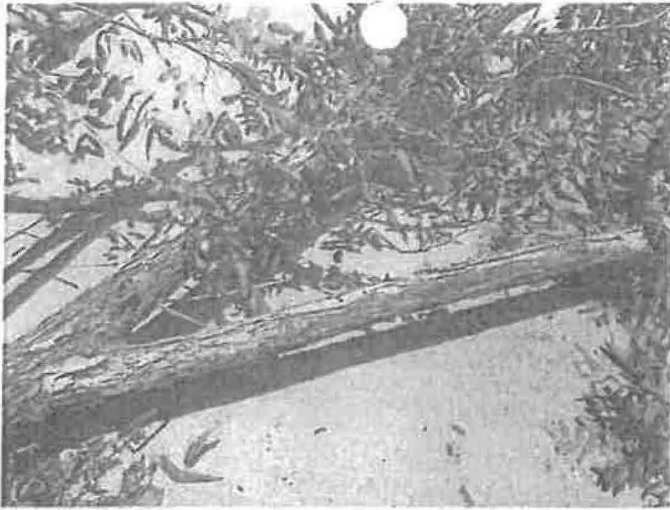
The owner and the tree cutter admitted to not having a tree report or conducting a protected tree report. And there is no question that these are protected black walnut trees. A previous owner tried to develop the lot and submitted an application to remove protected trees (See Service Request No. 1-518418141). This development effort failed and the property was sold to Mr. Crosby.

Even though the owner was advised by me on June 28, 2023 that the activity was illegal, he hired ANOTHER tree cutter to remove the remaining protected trees on July 7, 2023. This activity is currently occurring and we are requesting immediate enforcement action. Can you send a UFD representative to the property right now?

I have cc'd the Laurel Canyon Association Board of Directors as well as representatives from Councilmember Raman, the City Attorney's Office and the Santa Monica Mountains Conservancy.

This is egregious conduct and we are demanding a formal investigation and the imposition of appropriate penalties, including withholding of building permits for up to 10 years. The owner admitted that he removed the trees in order to facilitate development.





**Jamie T. Hall**  
Channel Law Group, LLP  
8383 Wilshire Blvd., Suite 750  
Beverly Hills, CA 90211  
Main Number: (310) 347-0050  
Direct: (310) 982-1760  
Fax: (323) 723-3960  
Email: [jamie.hall@channellawgroup.com](mailto:jamie.hall@channellawgroup.com)  
Website: [www.channellawgroup.com](http://www.channellawgroup.com)

\* To Book a Meeting with Me Via Zoom Visit <https://calendly.com/channellaw/zoom-meeting-with-jamie>

\*\*\*\*NOTICE\*\*\*\*

I receive many e-mails on a daily basis and am unable to respond to all of them despite my best efforts. If you have sent me an e-mail that requires my attention and I have not responded, it may have been overlooked. In this situation, I ask that you call my office at 310-982-1760. My receptionist will ensure your e-mail is elevated and a response received. Thank you for your patience and understanding.

\*\*\*\*CONFIDENTIAL & PRIVILEGED TRANSMISSION\*\*\*\*

The information contained within this e-mail and any attached document(s) is confidential and/or privileged. It is intended solely for the use of the addressee(s) named above. Unauthorized disclosure, photocopying, distribution or use of the information contained herein is prohibited. If you believe that you have received this e-mail in error, please notify the sender by reply transmission and delete the message without copying or disclosing it.



*Please consider the environment before printing this email*

 **Prior Tree Removal Permit Service Request.pdf**  
144K



# EXHIBIT 16



Exhibit 16.

Bryan Ramirez <bryan.ramirez@lacity.org>

## Illegal removal of protected trees at 8461 Grand View Dr.

1 message

hs@pop2.org <hs@pop2.org>

Sun, Jul 30, 2023 at 2:54 PM

To: "aura.garcia@lacity.org" <aura.garcia@lacity.org>, "teresa.villegas@lacity.org" <teresa.villegas@lacity.org>, "mike.davis@lacity.org" <mike.davis@lacity.org>, "vahid.khorsand@lacity.org" <vahid.khorsand@lacity.org>, "susana.reyes@lacity.org" <susana.reyes@lacity.org>, "fernando.campos@lacity.org" <fernando.campos@lacity.org>, "david.miranda@lacity.org" <david.miranda@lacity.org>, "hector.banuelos@lacity.org" <hector.banuelos@lacity.org>, "stephen.duprey@lacity.org" <stephen.duprey@lacity.org>, "bryan.ramirez@lacity.org" <bryan.ramirez@lacity.org>, "Hydee.FeldsteinSoto@lacity.org" <Hydee.FeldsteinSoto@lacity.org>, "kevin.james@lacity.org" <kevin.james@lacity.org>, "ted.jordan@lacity.org" <ted.jordan@lacity.org>, "dennis.kong@lacity.org" <dennis.kong@lacity.org>, "nithya.raman@lacity.org" <nithya.raman@lacity.org>, "emma.taylor@lacity.org" <emma.taylor@lacity.org>, "mehmet.berker@lacity.org" <mehmet.berker@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "angelenos4trees@gmail.com" <angelenos4trees@gmail.com>, "trees@ncsa.la" <trees@ncsa.la>, "diana@ittakesagarden.com" <diana@ittakesagarden.com>, "cmaddren@gmail.com" <cmaddren@gmail.com>, "jhall@laurelcanyon.org" <jhall@laurelcanyon.org>, "tlongcore@babanc.org" <tlongcore@babanc.org>, "mmann@babanc.org" <mmann@babanc.org>, "rschlesinger@babanc.org" <rschlesinger@babanc.org>, "nminer@babanc.org" <nminer@babanc.org>, "ssavage@babanc.org" <ssavage@babanc.org>, "edelman@smmc.ca.gov" <edelman@smmc.ca.gov>, "info@kirkwoodbowlfoundation.org" <info@kirkwoodbowlfoundation.org>

As a resident of the Kirkwood Bowl in Laurel Canyon, I am shocked about the illegal removal of multiple protected trees on the property at 8461 Grand View Drive without required permits per the California Protected Tree Ordinance.

The property owner took it upon himself to remove numerous California Black Walnut trees on this lot on June 28, 2023. He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service (as the first one expressed that they didn't want to be involved in illegal tree removal, so the owner CLEARLY knew that what he was doing was wrong) and defiantly removed more California Black Walnut trees! The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit.

The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner. This was also the site of a mudslide several years ago.

As a resident of Laurel Canyon, I am requesting City officials and representatives to hold this individual accountable and to demand strong enforcement as defined in the California Protected Tree Ordinance. Enforcement could include, but not be limited to, the withholding of building permits for 10 years. Additional fines and penalties are CERTAINLY appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

Heidi Servey  
8219 Yucca Trail

Sent from ProtonMail, encrypted email based in Switzerland.

Sent with Proton Mail secure email.



Bryan Ramirez <bryan.ramirez@lacity.org>

## ILLEGAL REMOVAL OF PROTECTED TREES AT 8461 GRAND VIEW DR.

1 message

james mills <quaco1@sbcglobal.net>

Sun, Jul 30, 2023 at 2:46 PM

To: "aura.garcia@lacity.org" <aura.garcia@lacity.org>, "teresa.villegas@lacity.org" <teresa.villegas@lacity.org>, "mike.davis@lacity.org" <mike.davis@lacity.org>, "vahid.khorsand@lacity.org" <vahid.khorsand@lacity.org>, "susana.reyes@lacity.org" <susana.reyes@lacity.org>, "fernando.campos@lacity.org" <fernando.campos@lacity.org>, "david.miranda@lacity.org" <david.miranda@lacity.org>, "hector.banuelos@lacity.org" <hector.banuelos@lacity.org>, "stephen.duprey@lacity.org" <stephen.duprey@lacity.org>, "bryan.ramirez@lacity.org" <bryan.ramirez@lacity.org>, "Hydee.FeldsteinSoto@lacity.org" <Hydee.FeldsteinSoto@lacity.org>, "kevin.james@lacity.org" <kevin.james@lacity.org>, "ted.jordan@lacity.org" <ted.jordan@lacity.org>, "dennis.kong@lacity.org" <dennis.kong@lacity.org>, "nithya.raman@lacity.org" <nithya.raman@lacity.org>, "emma.taylor@lacity.org" <emma.taylor@lacity.org>, "mehmet.berker@lacity.org" <mehmet.berker@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "angelenos4trees@gmail.com" <angelenos4trees@gmail.com>, "trees@ncsa.la" <trees@ncsa.la>, "diana@ittakesagarden.com" <diana@ittakesagarden.com>, "cmaddren@gmail.com" <cmaddren@gmail.com>, "jhall@laurelcanyon.org" <jhall@laurelcanyon.org>, "tlongcore@babcnc.org" <tlongcore@babcnc.org>, "mmann@babcnc.org" <mmann@babcnc.org>, "rschlesinger@babcnc.org" <rschlesinger@babcnc.org>, "nminer@babcnc.org" <nminer@babcnc.org>, "ssavage@babcnc.org" <ssavage@babcnc.org>, "edelman@smmc.ca.gov" <edelman@smmc.ca.gov>, "info@kirkwoodbowlfoundation.org" <info@kirkwoodbowlfoundation.org>

As a resident of the Kirkwood Bowl area in Laurel Canyon, I am upset about the illegal removal of multiple protected trees on the property at 8461 Grand View Drive without required permits per the California Protected Tree Ordinance.

The lot's owner stripped the entire lot of all vegetation. He removed numerous California Black Walnut trees on this lot on June 28, 2023. He was caught, notified and asked to stop immediately. The tree removal service wanted no part in illegal tree removal and they all left that day. Then, the owner returned on July 7 using a different tree removal service, and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation ... and by the way, he has not yet even applied for a building permit!

The previous owner encountered many obstacles when attempting to develop this lot, and so will the present owner. This was also the site of a mudslide several years ago. The hillside, once covered with beautiful protected trees, is now totally bare, which, let's not forget, makes the possibility of another mudslide even greater.

As a resident of Laurel Canyon, we are requesting for City officials and representatives to hold this individual accountable and to demand strong enforcement as defined in the California Protected Tree Ordinance, to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you so much for your consideration in this case.

Jim Mills  
8219 Yucca Trail





Bryan Ramirez <bryan.ramirez@lacity.org>

---

## ILLEGAL REMOVAL OF PROTECTED TREES AT 8461 GRANDVIEW DR.

1 message

---

jane kurson <kurson@mac.com>

Fri, Jul 28, 2023 at 1:30 PM

To: aura.garcia@lacity.org, teresa.villegas@lacity.org, mike.davis@lacity.org, vahid.khorsand@lacity.org, susana.reyes@lacity.org, fernando.campos@lacity.org, david.miranda@lacity.org, hector.banuelos@lacity.org, stephen.duprey@lacity.org, bryan.ramirez@lacity.org, Hydee.FeldsteinSoto@lacity.org, kevin.james@lacity.org, ted.jordan@lacity.org, dennis.kong@lacity.org, nithya.raman@lacity.org, emma.taylor@lacity.org, mehmet.berker@lacity.org, masha.el.majid@lacity.org, angelenos4trees@gmail.com, trees@ncsa.la, diana@ittakesagarden.com, cmadden@gmail.com, jhall@laurelcanyon.org, tlongcore@babcnc.org, mmann@babcnc.org, rschlesinger@babcnc.org, nminer@babcnc.org, ssavage@babcnc.org, edelman@smmc.ca.gov, info@kirkwoodbowlfoundation.org  
Cc: jane kurson <kurson@mac.com>

Dear City Official,

As a resident of the Kirkwood Bowl in Laurel Canyon, I am outraged about the illegal removal of multiple protected trees on the property at 8461 Grandview Drive without required permits per the California Protected Tree Ordinance. He has basically stripped the entire lot of all vegetation.

The property owner took it upon himself to remove numerous California Black Walnut trees on this lot on June 28, 2023. He was caught, notified and asked to stop immediately. Although he did desist on that day, he returned on July 7 using a different tree removal service and defiantly removed more California Black Walnut trees. The lot is now completely barren of all vegetation, and he has not yet even applied for a building permit. The previous owner encountered many obstacles when attempting to develop this lot and so will the present owner. This was also the site of a mudslide several years ago.

As a resident of Laurel Canyon, we are requesting for any and every City official and representative to hold this individual accountable and demand strong enforcement as defined in the California Protected Tree Ordinance to include but not limited to the withholding of building permits for 10 years. Additional fines and penalties are also certainly appropriate in this case.

Our green spaces in Laurel Canyon are enjoyed by many residents and visitors every day. We are outraged that the damage done on this property, to our community and our environment cannot be repaired for many decades to come. We demand the punishment be applied to the full extent as demanded in the California Protected Tree Ordinance.

Thank you for your consideration in this case.

Jane Kurson  
8221 Yucca Trail

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**FROM:**

Misha Crosby  
1260 W Flores St, 7  
West Hollywood, CA 900

**TO:**

Dr. Ferrac  
Executive Officer  
City of Los Angeles  
Board of Public Works  
200 W Spring St Ste  
(MS 465), Los Angeles  
CA 90012

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Custodian of Records

Urban Forestry Division

Bureau of Street Services (StreetsLA)

RE: MISHA CROSBY-CITY ADMINISTRATION MATTER

BEFORE HEARING OFFICER: DAVID RIVERA

AUDIO TRANSCRIPTION OF RECORDED HEARING

SEPTEMBER 27, 2023

PART 1

**CERTIFIED COPY**

Transcribed by:

LAURA A. O'DRISCOLL

Job No.:

45617CAT-AUDIO(A)

1 RE: MISHA CROSBY-CITY ADMINISTRATION MATTER  
2 BEFORE HEARING OFFICER: DAVID RIVERA  
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9

10 AUDIO TRANSCRIPTION OF File Hearing  
11 RE Misha Crosby, Part 1, 1:09:06 minutes,  
12 taken on September 27, 2023, transcribed by  
13 LAURA A. O'DRISCOLL.  
14  
15  
16  
17  
18  
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21  
22  
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24  
25



1 PARTIES PRESENT:

2  
3 DAVID RIVERA, Hearing Officer

4 ADENA M. HOPENSTAND, City Attorney

5 MISHA CROSBY, Respondent

6 DAVID MONROE, Attorney for Misha Crosby

7 BRYAN RAMIREZ, Urban Forestry Division

September 27, 2023

HEARING OFFICER: I just want to do a little introduction here, Bureau Street Services with the Department of Public Works has been advised that a protected tree as defined in LA Municipal Code Section 46.01 were removed from the property described herein on July 7th, 2023, without the benefit of the required tree removal permits.

The affected property is legally described as follows: Lots 134, 135, which is located at 8461 Grandview Drive, Los Angeles, 90046, currently in the name of the owners of record, Misha V. Crosby.

So we will go ahead and get started. What we're gonna do is go ahead and Urban Forestry, Mr. Ramirez, you're going to present the case and then we will just go on from there, okay?

MR. RAMIREZ: I think it's prudent that we all reference the code, take a couple minutes to address really what the code specifies as far as a protected tree, and that's what I'm showing in this part of the presentation. Again, the protection of trees is in Article 6, Municipal Code Sections 4600 defines that the

1 trees -- it defines what a tree removal is and the  
2 definition of a tree removal is on 4601, and here it  
3 outlines the species that is protected under this  
4 section of the municipal code which is oak trees. It  
5 includes the Valley Oak, California Live Oak, and it  
6 includes Southern California Black Walnut, Western  
7 Sycamore, California Bay, and two of the shrubs that are  
8 protected are Mexican Elderberry and the Toyon.

9 I want to also make note that there is a  
10 size that are required for these trees to be protected,  
11 which is four-and-a-half feet above ground level in  
12 cumulative diameter.

13 So moving on to 4602, it just outlines the  
14 requirements for a tree removal permit. 4603 outlines  
15 the permit additions. 4604 speaks on the fees that are  
16 part of the permit process. 4605 speaks on appeal  
17 whenever a tree removal permit is denied, the appeal  
18 process for that, and the section which we will be  
19 mostly touching on is 4606, which is the purpose of this  
20 meeting and this hearing today. I will dive a little  
21 more in depth into the specific criteria outlined here  
22 in this part of the code.

23 So again, the address property, I'm pulling  
24 up a Google map street view. This is the subject lot.  
25 I apologize (indiscernible) this was back in 2015, but

1 it does reference what the site looked like at one  
2 point. I want to move forward to August 2022 and again  
3 this site is pretty much in same condition over the  
4 timeline presented here.

5 As a little bit -- as I start my  
6 presentation, again, the intent here is to establish the  
7 following elements at this hearing: No. 1, that the  
8 appropriate procedure for this hearing was followed and  
9 is in accordance with LAMC 4606; and, again, my  
10 attachments will reference all the notices that went out  
11 and the time that they went out, ensuring that we are  
12 compliant with that section of the code.

13 We will establish, No. 2, that the applicant  
14 or permittee did not purchase the property after the  
15 removal of the trees, all the recordation of the notice  
16 of hearing.

17 Element No. 3, that the protected trees were  
18 removed in violation of 4600; that the protected trees  
19 meet the definition of a removal. There was no  
20 exemption applicable to this particular lot, so  
21 Article 7, Chapter 7, did not authorize protected tree  
22 or shrub removal. There was no permit to remove the  
23 protected trees and shrubs, and there was, again, no  
24 exemption requiring the removal of these protected  
25 trees.

1           I will also identify that a number of the  
2 trees that were removed and shrubs, the size and age of  
3 the trees removed, and also the final element is the  
4 knowledge and intent of the owners of the property with  
5 respect to the removal and relocation.

6           So this, as a summary, I'm getting into the  
7 attachment which I have shared with everyone here today.  
8 There is a total of 20 exhibits that I will be  
9 presenting on, and in the interest of being thorough, I  
10 do want to address each exhibit and briefly summarize  
11 why it is relevant in this hearing.

12           Exhibit No. 1 is the notice of  
13 administrative hearing that was sent out to the property  
14 owner requesting his attendance for today at 9:30.  
15 Exhibit No. 2 was the notice affecting real property  
16 that was drafted by the Urban Forestry Division. So  
17 this is the actual exhibit. Exhibit 3 depicts the  
18 recording with the county clerks. And this is a notice  
19 affecting real property, and why it is relevant is  
20 that's a requirement as part of the Municipal Code 4606.

21           Exhibit 4 speaks on the Graphistry, which is  
22 a record search, and it identifies Mr. Crosby as the  
23 owner of the property. Exhibit 5 pertains to the tax  
24 search; again, identifying Mr. Crosby as the landowner,  
25 property owner.



1           Exhibit 6, it is a search of a basic site  
2 like Zillow, but it does depict the sale date that  
3 is -- concurs with the record showed for the sale date,  
4 but it also promotes this property as an opportunity to  
5 build a custom home.

6           Exhibit 7 depicts the geosoils report dated  
7 January 27th for Mr. Crosby, again, showing the intent  
8 to develop the lot ultimately.

9           Exhibit 8, I included this as a PDF  
10 attachment, but I will also be showing the video today,  
11 but it is essentially just screenshots of the video  
12 taken by Mr. Jamie Hall of the events that transpired on  
13 July -- I'm sorry, June 28th.

14           MR. MONROE: If I may have a question  
15 regarding procedure? It is apparent to me that there  
16 will be a number of matters submitted to you today that  
17 in a court would be hearsay, would be inadmissible and  
18 numerous of those we strongly believe are absolutely  
19 false statements and defamatory statements. How do you  
20 want to handle that? I'm not familiar with these  
21 procedures. I'm not sure there are any. I'm happy to  
22 wait until the end if you want rather than interrupting.

23           HEARING OFFICER: Yeah, I mean, the way it's  
24 going to work, we're going to let them present their  
25 case, and of course you can rebut it, and we will go on

1 from there, okay? Yeah, I think that would probably be  
2 the best way to go ahead and proceed, because like you  
3 say, this is not a courtroom and, you know, I don't know  
4 all the courtroom procedures and all that, so we're just  
5 doing a hearing here and letting him present his case.  
6 And then, like I said, you can rebut, and we will go  
7 about it that way. And hearsay is admissible.

8 MR. MONROE: Here?

9 HEARING OFFICER: Yeah.

10 MR. RAMIREZ: Exhibit 9, it shows a previous  
11 application submitted to the Urban Forestry Division.  
12 This was back in 2018. It is, again, just a document  
13 showing the history of this property.

14 Exhibit 10 --

15 HEARING OFFICER: I'm sorry, could you go  
16 back to that exhibit?

17 MR. RAMIREZ: Yes.

18 HEARING OFFICER: And just identify what it  
19 is just so it is clear on the record.

20 MR. RAMIREZ: Sure. The application for  
21 tree removal permit for this subject property, for the  
22 removal of two trees for a single family residence  
23 construction, the applicant was -- on file was Sachine  
24 Patel (phonetic) or Sachin Patel (phonetic), and this  
25 was from March 27th, 2018. With this application were

1 initial submittals of a geosoils report dated 2016.  
2 Towards the bottom of it, of this attachment was also a  
3 report that was submitted which was part of the  
4 attachments to accompany that tree removal application,  
5 and within this tree report it identified some of the  
6 trees onsite, and another component of it spoke on the  
7 protected woodland area towards the bottom of the lot,  
8 and this particular applicant was proposing to remove  
9 two of the trees as is labeled here.

10 MS. HOPENSTAND: So for the record, you're  
11 referring to Page 21 out of 28 in Exhibit 9?

12 MR. RAMIREZ: Yes, Page 21 of 28. That's  
13 what I'm referring to.

14 HEARING OFFICER: And protected trees are  
15 identified as what type of tree?

16 MR. RAMIREZ: These are protected black  
17 walnuts. And again, towards the bottom of the slope  
18 they were not identified per tree, but it just  
19 identifies it as a protected woodland area that were not  
20 proposed to be impacted or removed for this proposed  
21 project back in 2018.

22 The green, as you see here, are replacement  
23 trees. There are some mention of oaks, as you can see,  
24 and the attachment should be a lot clearer within the  
25 physical documents that were shared here with me. So

1 this tree report again is a reference -- and I will be  
2 just touching on the timeline and why it's relevant here  
3 for this case.

4 Exhibit 10 depicts, again, the street view  
5 imagery within a PDF form. Exhibit 11 depicts after the  
6 trees were removed what the subject lot looks like.  
7 Exhibit 12 is Mr. Crosby's response to Urban Forestry as  
8 a result of the notice to comply where he explains the  
9 events leading up to post removal and part of his  
10 explanation to how things occurred transpired.

11 Exhibit 13 --

12 MR. MONROE: There was a notice, you were  
13 sent a notice. It is not in here.

14 MR. RAMIREZ: A notice to comply, yes, it  
15 will be here.

16 Exhibit 13 depicts Urban Forestry Division's  
17 findings based off of the site information collected and  
18 the other documents that we were able to source. And  
19 again, I will expand on that a bit further.

20 Exhibit 14 depicts the amount of trees that  
21 were within the contractor's job tasks or job duties.  
22 Exhibit 15 depicts the notices that were sent to the  
23 applicant -- I'm sorry, to the property owner, and it  
24 just shows that the city did its due diligence in  
25 sending out these notices in accordance with the

1     municipal code.

2             Exhibit 16 is simply a compilation of all  
3     the -- most of the e-mails, I believe. I believe I  
4     captured nearly all the e-mails I received from the  
5     community as an impact statement and essentially  
6     statements from them.

7             Exhibit 17, the dates that these tree  
8     removals took place, which was on the 28th and July 7th.

9             Exhibit 18, this is an e-mail from one of  
10    the constituents, Mr. Jamie Hall, requesting that the  
11    Urban Forestry Division make it out and investigate the  
12    allegations of (indiscernible). And, again, this is all  
13    within the attachments shared.

14            Exhibit 19 are the findings that have been  
15    documented as far as the quantity, size of tree  
16    removals, and where the information was taken from.  
17    Again, I will elaborate a bit more on doing an overview  
18    of these tree removals.

19            And Exhibit 20, I included this. It is just  
20    a USDA index of the species to justify the determination  
21    that the trees are of a specific age, and it is part of  
22    the municipal code requirements that we determine what  
23    the age of the tree were.

24            With this general overview, I understand it  
25    is an overview, but I will be happy to answer any of the



1 specifics regarding any of these tree exhibits. Again,  
2 the history, I will run through this and the timeline.

3 In 2018, there was a tree removal  
4 application from a previous owner submitted to UFD.  
5 There is no permit issued on record. The only record we  
6 have is in this application that may have not included  
7 its attachments; and, again, we had that on Exhibit 9.

8 As of August 20th, 2021, Mr. Misha Crosby  
9 purchased the property with the intent to build. Again,  
10 the intent to build is specified here in Exhibit 6. It  
11 can be inferred that, again, this was a building  
12 opportunity of Mr. Crosby on Exhibit 12 specified that,  
13 again, the purpose for this purchasing of the property  
14 was plans to build a home for him to live on. And,  
15 again, the purpose of removing the trees and shrubs is  
16 stated here that it's for the proposed floor area for  
17 his future home, and I highlight here that he was made  
18 aware of an impending well by ordinance that is likely  
19 to affect the property, and he wished to proceed before  
20 restrictions were implemented on the lot regarding  
21 removing any trees.

22 Moving on into the timeline in the trees, in  
23 the latest Google street view depicts that in 2022 the  
24 trees were still on the property. This is in  
25 Exhibit 10; and, again, it is a Google timeline that can

1 be searched. This is the existing trees in 2022 when  
2 Mr. Crosby was still -- was in possession of the deed  
3 and title of that property.

4 In January 2023, Mr. Crosby obtained the  
5 soils report for the property to build, and Exhibit 7  
6 shows the geosoils report as previously referenced.  
7 Again, the intent is this is an initial step to allow  
8 future development of a property. It is one of the  
9 initial steps that is taken.

10 In March of 2023, for communications with  
11 building and safety, the approval letter for that  
12 geosoil report was issued for the property, and I  
13 requested a copy, but I'm yet to receive it. But,  
14 again, a statement for LAPBS is that they issue an  
15 approval letter for that geosoils report.

16 In June 28 of 2023, the unpermitted removal  
17 of trees and shrubs began on the subject lot, and this  
18 is shown in Exhibit 8 which is the, again, screenshots  
19 of this video, and I would like to show this video. It  
20 is a relatively short video, but it does capture the  
21 incidents as they transpired again June 28th.

22 (Video published and transcribed as  
23 follows:)

24 "So here we are at the project site. Again,  
25 it is June 28th. The site is full of some California

1 Black Walnut and Mexican Elderberry. Today they were  
2 removed here at the direction of the property owner. I  
3 have confirmed the species of the trees here. I'm going  
4 to take some of these home. This is the Southern  
5 California Black Walnut. They are being put in the wood  
6 chipper right now. The owner said that the person who  
7 is cutting the trees is named Raymond. He said he was  
8 told by the property owner that he wanted to build the  
9 house and that he wanted to build a house and,  
10 therefore, to remove all of the trees.

11 "Here is some of the walnuts you can see  
12 here from the Southern California Black Walnut trees.  
13 I'm going to take some of these. Here is some of the  
14 equipment that was used to remove the trees in violation  
15 of the ordinance. Here you can see the chipping that's  
16 being done here. This is a scrub oak. This is the bark  
17 of the tree. I'm going to put my hand on this and so  
18 you can see how big this was. It meets the diameter.  
19 You can see here this is the walnut from the trees.  
20 (Indiscernible). What other one did you think it was?  
21 The other one, what is it -- there is a Northern  
22 California Black Walnut which is -- there is a black one  
23 and then there is like another one.

24 Did you do a tree report?

25 No, I didn't.

1           Did the applicant give you a tree report,  
2 the property owner? What did he tell you to do?

3           He told me to cut down the trees so that he  
4 can build. And he gave me a diagram. (Indiscernible).  
5 I don't know.

6           "I appreciate your honesty. And your name  
7 is Raymond?

8           "Yeah. (Indiscernible).

9           "It is up to the city to decide how they  
10 want to do this. I mean, the problem with this, and it  
11 is so disturbing, is we can't put these things back up.  
12 You arrived here this morning, and now they are gone,  
13 and it took decades for these trees to mature. And do  
14 you have a particular company that you work for?

15          "It is my company.

16          "What is the name of the company?  
17 (Indiscernible).

18          "Okay. And the property owner, what is his  
19 name?

20          "Misha Crosby, I believe.

21          "And did they say they were on their way?  
22 (Indiscernible).

23          "Okay. Hello. So I'm the president of the  
24 (indiscernible) association. (Indiscernible). My name  
25 is Jamie Hall. This parcel puts all of Southern

1 California Black Walnut and Mexican Elderberry, those  
2 are both protected trees under the city's protected tree  
3 ordinance. You need a tree removal permit in order to  
4 remove it. If you remove more than three, it requires a  
5 public hearing before the board of public works. I am  
6 beyond shocked and upset that you are removing these  
7 without obtaining a city permit.

8 "They are not protected.

9 "Yes, they are. Absolutely they are. This  
10 is a Southern California Black Walnut tree.

11 (Indiscernible).

12 "Did you get a tree report done?

13 "This is a walnut right here.

14 "I don't know anything about walnuts, or  
15 this looks like a fruit to me.

16 "It is not. It is a type of tree. This is  
17 a walnut tree. I can tell you with 100 percent  
18 certainty that these are walnut. They are your trees.  
19 You could essentially say that because I am a land use  
20 environmental attorney. I specialize in tree law. I've  
21 litigated these cases. So guarantee -- and I have  
22 confirmed with my app, my online app that these are  
23 Southern California Black Walnut, but the telltale sign  
24 is the fact that they have walnuts on them.

25 (Indiscernible). What's the name of your specialist?

1 "The tree company.

2 "This right here?

3 "The tree company.

4 "Were you asked to opine whether or not  
5 these were Southern California Black Walnuts?

6 "No.

7 "There you go. Did you obtain a  
8 -- (Indiscernible). Well, I am recording right now.

9 "Well, you don't have my permission.

10 "I'm in public space. I will stop right  
11 now, but --" (Conclusion of video recording)

12 MR. RAMIREZ: That is the conclusion of that  
13 video. So, again, this was on June 28th, 2023, when  
14 this video was taken. And, again, the tree work did not  
15 continue.

16 On July 7, 2023, an unpermitted -- the  
17 unpermitted removal of trees and/or shrubs resumed on  
18 these subject lots, and this is evident through  
19 Exhibit 12 where Mr. Crosby, within his statement, he  
20 highlights that the timeline was -- included two  
21 contractors. Again, the first one was on June 28th, and  
22 as I highlight that for you, Wednesday, June 28th,  
23 Raymond with Think Green arranged for these tree  
24 removals, and on -- as I scroll down here on the crew, a  
25 separate crew arranged for July 7th to finish the job of



1 tree removals, identifying these as the dates that the  
2 tree removals occurred.

3 On that same day, on July 7th, UFD was made  
4 aware of the alleged unpermitted tree removals by  
5 constituents. Exhibit 18 shows an e-mail that was sent  
6 again from Mr. Hall to some of the superintendents here,  
7 Heshher (phonetic), myself, David Mirandez (phonetic),  
8 Dean Dupre (phonetic). This was our first official  
9 -- it was my first knowledge of these tree removals  
10 occurring on July 7th. That same day, we responded and  
11 we dispatched a UFD inspector to perform an on-site  
12 inspection confirming the violation of the municipal  
13 code of tree removals, protected tree removals without a  
14 permit, and that is within Exhibit 11. And, again, as I  
15 open this, these are some of the pictures on file of the  
16 trees removed, no longer existing at that time.

17 On July 14th, Urban Forestry mailed a notice  
18 to comply to the property owner, which is Exhibit 15.  
19 This is a paragraph of mailing, and the attachment is  
20 also here. This is, again, a notice to comply  
21 requesting that the property owner provide more  
22 information relative to the tree removal and the  
23 allegation to determine further action or what further  
24 action was warranted at that time.

25 As a response to this notice to comply,

1 Mr. Crosby was communicative with us. He was very  
2 responsive. I will mention that as well, that he  
3 provided his response as per the NTC and that, again, is  
4 Exhibit 12 which has been shared. I don't know if you  
5 would like me to read this aloud or if maybe --

6 UNIDENTIFIED SPEAKER: I'm happy to  
7 -- (indiscernible) so I can get a full picture.

8 MR. RAMIREZ: Okay. That's fine. I will  
9 pause my presentation to allow you to -- sure.  
10 (Indiscernible).

11 MR. CROSBY: I thank you all for being here  
12 today. I am sorry this has happened. I hired licensed  
13 tree professionals who assured me that we were not  
14 cutting any trees that required permits, and I'm here to  
15 make this right, so however that can happen, that's my  
16 intent today. I will leave my full statement now then.

17 MS. HOPENSTAND: Mr. Crosby and  
18 (indiscernible) I think that this is intended to be the  
19 presentation of the (indiscernible) but we paused so  
20 that you could read a statement or have a statement read  
21 aloud but not necessarily a shift in the presentation.

22 UNIDENTIFIED SPEAKER: Sure.

23 MS. HOPENSTAND: So with that, maybe if it  
24 is to -- if you prefer your staff to read the statement,  
25 if that would be easier, or you're welcome to read the

1 exhibit. That's what this pause is for.

2 MR. CROSBY: Sure, it is really just a  
3 moment to say hello.

4 HEARING OFFICER: This is the hearing  
5 officer. We were only today provided with information,  
6 and I think it is important that you know until 20  
7 minutes ago we did not know anyone was alleging that  
8 there was protected tree removal on July 7th by the  
9 second contractor. We had never heard that before. No  
10 one has ever told that to us. We would have had that  
11 contractor here if we knew that allegation --

12 UNIDENTIFIED SPEAKER: But even according to  
13 the e-mails that were sent were --

14 UNIDENTIFIED SPEAKER: They hired the  
15 contractor that had a certified arborist on it, and  
16 that's in this, and it is in the e-mail too. "We will  
17 not cut protected trees there." Own statement, said he  
18 will not take any protected trees. They went out and  
19 cut trees, yes, but we never heard that before today.

20 UNIDENTIFIED SPEAKER: Okay. Like the city  
21 attorney was saying --

22 UNIDENTIFIED SPEAKER: That's all I wanted  
23 to add.

24 UNIDENTIFIED SPEAKER: If you want to go  
25 ahead and take this moment, their case -- their

1 presentation is not completed yet. We will go ahead and  
2 let him read the statement and then we will continue.

3 MR. CROSBY: Should I read it now or should  
4 I wait?

5 UNIDENTIFIED SPEAKER: Yeah, read the  
6 statement now.

7 MR. CROSBY: Dear Board of Public Works,  
8 Urban Forestry Division, thank you for the opportunity  
9 to submit my formal statement on this matter. Putting  
10 on notice it appears that you have included at least one  
11 protected tree has been cut on my property. I'm  
12 incredibly concerned with this as I explicitly  
13 instructed the company I hired not to cut any protected  
14 trees, protected trees both verbally and in writing. A  
15 copy is attached. I'm grateful for the opportunity to  
16 work with you to submit a report at this point and  
17 follow the procedures upon the necessary replacements.  
18 At your request, I have laid out the series of events  
19 regarding tree removal that was recently done on my lot  
20 at 8461 west Grandview Drive. I received the notice to  
21 comply dated July 14th, 2023, when I went to the Post  
22 Office on July 25th, 2023, to pick up certified mail. I  
23 had been out of town. Our response was due on July 28,  
24 2023. I requested an extension. On July 31, 2023, I  
25 hired Kelly Lewis from ETS Tree Service. He's a

1 registered consulting arborist No. 669, a former  
2 employee of the city of Los Angeles who will be  
3 providing a requested protected tree report and a  
4 mitigation plan to help resolve this issue. Please let  
5 me know if an extension to file a report is granted and  
6 when the report is now due.

7 I am the owner of the lot and have been  
8 working on plans to build a home on my property. I am  
9 not a developer by trade. This is a personal project  
10 that I have been pursuing for many years, and this will  
11 be my first time owning a home. Based on advice from my  
12 accountant, I'm using an LLC that is owned by me,  
13 (indiscernible) Enterprises LLC as a contractor  
14 developer.

15 On June 20th, I contacted Think Green Tree  
16 Care Incorporated, License No. 1023688, and spoke with  
17 Raymond Salis (phonetic). I asked if we could meet and  
18 discuss getting some trees and shrubs removed from an  
19 area of my lot. The purpose of removing the trees and  
20 shrubs from this area is for the proposed floor area for  
21 my home. I also have been made aware of an impending  
22 wildlife ordinance that is levied to affect my property  
23 and wish to proceed before restrictions were implemented  
24 on my lot regarding removing any trees. We met at  
25 1 p.m. on June 22nd at my Grandview lot where I outlined

1 the proposed scope of work. During the walkthrough, I  
2 specifically asked if we were okay to proceed regarding  
3 any protected trees. Raymond pointed out the oak trees  
4 outside, which had been notated on the plans and  
5 excluded from the proposed site plan area, and he said  
6 we were good to proceed as long as they were not harmed.  
7 We then talked about the logistics for parking which I  
8 said I will attempt to arrange with my neighbors. We  
9 agreed on a price and continued to correspond by text  
10 and e-mail. I believe that because they were licensed  
11 that Think Green Tree Care Inc would know what trees  
12 were protected. Through Think Green Tree Care Inc.,  
13 attachments Exhibit B shows some text messages between  
14 me and Raymond. "I'm happy to leave those out." "I can  
15 swing by tomorrow morning. Are you available?" "Hey  
16 Raymond, I have a busy morning. I can meet you at 1  
17 p.m. or 3:30 p.m." "City of Los Angeles Laurel Canyon  
18 area." "1 p.m. is okay. What's the address? Also what  
19 exactly did you need?" "Great. 8461 Grandview Drive,  
20 90046. Looking to remove some trees and shrubs."  
21 "Sounds good. See you tomorrow."

22 The next is Exhibit C, Think Green Tree Care  
23 Incorporated attachments from Misha Crosby, "Subject  
24 Tree Removal, Grandview Drive, 628" --

25 UNIDENTIFIED SPEAKER: I'm sorry, I don't



1 mean to interrupt you. I think we just wanted to hear  
2 the actual statement from the e-mail.

3 MR. CROSBY: Oh, sure. Absolutely.

4 UNIDENTIFIED SPEAKER: We will go ahead and  
5 let them finish their -- finish it on theirs.

6 MR. CROSBY: May I read the statements to  
7 the -- on the email?

8 UNIDENTIFIED SPEAKER: I'm sorry?

9 MR. CROSBY: May I read the statements on  
10 the e-mails, my instructions?

11 UNIDENTIFIED SPEAKER: Do you guys  
12 accept -- this is still your --

13 MR. CROSBY: Yeah, the statement is still  
14 continued. There were just some exhibits in the middle,  
15 but if I may read just the actual --

16 HEARING OFFICER: Yeah, I would prefer the  
17 statements be read, and then on your opportunity to  
18 touch on the exhibits or any others you would like since  
19 that would be the most --

20 MR. CROSBY: Okay. Of course. I will  
21 continue reading the statement then.

22 MS. HOPENSTAND: This is on Page 8 out of 14  
23 on the counter.

24 MR. CROSBY: On Wednesday, June 28th,  
25 Raymond of Think Green Tree Care Inc and his team

1 arrived on site early. I worked out the parking with  
2 neighbors so that we were not blocking the road for  
3 passing traffic on the day. They proceeded with their  
4 work. I offered to bring the workers drinks out to the  
5 lot around noon. Raymond text me to let me know there  
6 had been an issue from a neighbor who is asking for  
7 permits on the trees that she believed were protected.  
8 I called and asked what was going on. He told me he  
9 said to her they were not protected and we could  
10 proceed. I stopped off at the gas station on my way out  
11 to Laurel Canyon to get the drinks, and I received  
12 another call from Raymond saying there was now an  
13 environmental lawyer onsite and I should come. I  
14 arrived shortly after the lot where I saw a man Jamie  
15 Hall filming and a woman with a dog (Indiscernible). It  
16 was not long before Jamie had a camera pointed at me  
17 close-up asking me if I knew this was a protected tree.  
18 I told him the tree company had informed me that they  
19 were not protected and directed the questions to the  
20 tree company.

21 Jamie then shifted the camera to Raymond  
22 asking about specific trees which he did not know, at  
23 which point I asked Jamie to stop filming. He said that  
24 it was public property, that he could still film, at  
25 which point I still said I would rather he didn't as it

1 was very disconcerting while we were attempting to  
2 figure out what was going on. Jamie had also said that  
3 I needed a certified arborist which I have now come to  
4 learn that even as a licensed company, Raymond's  
5 company, Think Green Tree Care Incorporated, was not.

6           There were tree remains in the road blocking  
7 my neighbor's driveway, and at some point during one of  
8 Jamie's speeches, one of my neighbors called down to ask  
9 that we clear them away. The workers wished to clear  
10 them, but Jamie claimed we were removing evidence. I  
11 told him this was not what was happening. I said he was  
12 free to take photographs, but we didn't want to continue  
13 blocking the street or the driveway.

14           Once he was content and he had all the  
15 photographs he wanted, I asked if the workers were okay  
16 to proceed clearing the remains. He said that they  
17 were, and he began filming again and disposing of the  
18 remains. I asked Jamie to get me some sort of  
19 verification of what he was saying was true. He  
20 attempted to make a call and left a voice message. I  
21 took Jamie at face value at everything he was telling  
22 us. I respected his wishes and did not have Think Green  
23 Tree Care proceed. Jamie had then gone on to mention  
24 how they knew about this law and how they managed to  
25 stop the three property owners from building, and Ricky

1 then warned me about how organized they were as a group,  
2 and that when the new wildlife ordinance had passed, it  
3 would be impossible to build. Ricky had mentioned how  
4 they had had bad experiences with developers in the past  
5 and tried to assure her that I was not a corporate  
6 developer and this was going to be a property to live  
7 in. Jamie had asked who had sold me the land and if  
8 they disclosed there were protected trees on the lot,  
9 and if he were me, he would sue Birkshire Hathaway for  
10 selling me the lot. Jamie then let me know he had to  
11 leave for a hearing and he would be reporting me to the  
12 city.

13 I attempted to speak with Jamie several  
14 times after this incident about how to proceed. I left  
15 both voice messages and texts. On numerous occasions he  
16 said he would call me back and he did not. He has not  
17 gotten back to me since, and I have not spoken with him.  
18 Because we stopped at Jamie's demand, the job was not  
19 finished, and there were still at least two trees and  
20 some shrubs remaining (indiscernible) area. Per Jamie's  
21 instruction, I found a company with an ISA certified  
22 arborist California Tree Design Inc and had them come  
23 out to look at the remaining work. I stated I had an  
24 incident with the previous neighbors and asked if we  
25 were okay to proceed with the remaining scope. I

1 specifically instructed them not to cut any protected  
2 trees both in our conversations and in writing. The  
3 crew was arranged at 8 a.m. July 7th to finish the job.  
4 I visited the lot in the morning and went to get coffee  
5 and drinks for the workers around noon. When I  
6 returned, one of the crew mentioned to me that a  
7 neighbor had come by that I believed to be Ricky Ballous  
8 (phonetic) but I couldn't confirm as I didn't see her.  
9 The crew member told me that she said that I had been  
10 fined and I was not supposed to be cutting trees on the  
11 property. I asked them what preceded. They said they  
12 called their boss who told them to proceed with the  
13 remaining work and clean-up.

14 I hope this information will provide clarity  
15 in what has transpired regarding the matter. Please let  
16 me know if there is any other information I can provide  
17 to you. Sincerely, Misha Crosby.

18 UNIDENTIFIED SPEAKER: Thank you, Misha.

19 MR. RAMIREZ: I wanted to have you read his  
20 statement here that we have received, the attachment you  
21 can feel free to elaborate more on, so I will proceed  
22 again that this was the response that was provided as  
23 per was requested on the (Indiscernible).

24 On the 19th of August, an additional onsite  
25 field assessment of the property was performed by

1 myself, Bryan Ramirez, and Mr. Steven Dupre with the  
2 consent of the property owner, and again.

3 I want to emphasize Mr. Crosby was very  
4 cooperative and allowed us to take some more field  
5 assessments and pictures and things of that nature, and  
6 that is in Exhibit 19, and I want to elaborate and  
7 expand on how we came to these findings.

8 On August 18th, 2023, BR, Bryan Ramirez 050  
9 is the crew that I'm assigned to here at Urban Forestry.  
10 Inspected the site. We arrived at the subject location  
11 at approximately 10:45 a.m. Bryan Ramirez and Steven  
12 Dupre, street tree superintendent, were met by property  
13 owner Misha Crosby. After a brief conversation  
14 addressing the property owner's questions, Bryan and  
15 Steven descended into the steep hillside to perform  
16 on-site inventory of trees or stumps at this point. A  
17 total of nine Southern California Black Walnut stumps  
18 and one Mexican Elderberry were documented during the  
19 site visit. Numerous other stumps were also observed.  
20 Small sprouts of these numerous other stumps revealed  
21 some sumac and non-protected or undetermined species.  
22 It is not feasible to ascertain the definite measurement  
23 of exact diameter at breast height, or DBH, or now it is  
24 referred to as "diameter extender type" during the  
25 inspection. Diameter of stumps close to the ground



1 level was what was recorded.

2 After that, I returned to the office and  
3 reviewed some more of the documents. A survey which was  
4 provided by Mr. Crosby within his response assisted in  
5 referencing the actual documented diameter of trees, and  
6 I have referenced Exhibit 13. I will reference it here  
7 again. Relative to the location identified at UFD  
8 superintendents Bryan Ramirez and Steven Dupre. This is  
9 the inventory of the stumps that I recorded. Again,  
10 what is highlighted in orange is the diameter at the  
11 base of the stumps 9, 7, 9, and 3 all cumulative within  
12 one stump, and I will scroll down and reference the  
13 recorded survey diameter which is recorded of existing  
14 trees.

15 Stump No. 1 and stump No. 2 were recorded to  
16 be walnut stumps. Stump 3 and Stump 4 were either  
17 non-protected or an undetermined species. Stump No. 5  
18 was a walnut. Stump 6 and 7 were undetermined species.  
19 Stump 8, 9, 10, and 11 were identified to be walnut  
20 stumps. Stump 12 was an Elderberry stump. And Stump 13  
21 and 14 were also identified to be walnut stumps. Again,  
22 these totals in 9 Southern California Black Walnut  
23 stumps and one Mexican Elderberry, and I will proceed to  
24 elaborate how we came to those findings.

25 I have pictures here. This was a very steep

1 hillside, and I made note and reference that I took  
2 pictures of all the stumps, identified each of the  
3 stumps with the exception of Walnut No. 13 which was  
4 towards the end of our inventory, and Mr. Steve Dupre  
5 happened to slide down the hill (indiscernible), and it  
6 kind of diverted my attention from actually taking  
7 pictures which is, again, why you won't -- you will not  
8 see Walnut 13 on record within my pictures here.

9           So, again, I referenced -- upon returning to  
10 the office, I gathered the notes we had collected, and I  
11 referenced them and compared them to the attachments  
12 that Mr. Crosby had sent. As you can see here, this is  
13 a survey of the lot. It depicts in green what was  
14 intended to be cut down, and this was instruction to the  
15 contractor. I will reference that this is the numbers  
16 that were given to the stumps by myself and Mr. Steven  
17 Dupre. Stump 1 and 2 were again documented as walnuts,  
18 and I identified them as orange with the exception of  
19 Stump 12 which is in pink which we typically identify as  
20 that color for a Mexican Elderberry. Again, you will  
21 not see Stump 3, 4, 6, and 7 as they were not determined  
22 to be protected trees. I only identified the walnuts  
23 and the Elderberry within this map, and I will, again,  
24 elaborate more on how we came to these findings. These  
25 are some of the pictures, Stump No. 1, Stump No. 2,

1 which is a walnut. Stump No. 3 was determined as not a  
2 protected species. We make that call on the field.  
3 Stump 4, just numerous little stumps, they were  
4 identified did not -- to be undetermined. Stump 5 was a  
5 protected walnut species. Stump 6 was again  
6 undetermined. Stump 7 undetermined. Stump 8 was  
7 determined to be a walnut. Stump 9 was also a walnut  
8 species. Stump 10 was also a walnut species. 11 is  
9 also a walnut. Stump 12 was a Mexican Elderberry.  
10 Stump -- again, 13 is not present, which is when  
11 Mr. -- Steve slid down the hill, and I was unable to get  
12 a picture, but Stump 14 was also identified to be a  
13 walnut.

14           The work information here, it has on record  
15 the service request, how the information was gathered.  
16 All the events from July 7th to our inspections is  
17 logged within this service request work record. And  
18 again, this is Mr. Alex Alvarez (phonetic) July 7th  
19 going out, sent a representative, and they were able to  
20 find five Southern California Black Walnuts were removed  
21 at the time of their initial inspection. Again, I want  
22 to emphasize that the findings, there is a discrepancy  
23 in their findings and our finding that we did.  
24 Potentially I would presume that either they limited  
25 their job walk to a certain segment of the lot or

1 certain stumps were just covered up in dirt at the time.  
2 But again, the pictures that myself and Steven Dupre  
3 took clearly identify that these are the quantities of  
4 stumps presented here.

5           So moving on, I don't know how granular I  
6 should get with all these findings. They are available  
7 for reference. But again, it is simply maintain a  
8 record from the time we got the request, all the actions  
9 that have taken place up until now. But for this  
10 presentation again, I'm focusing on the tree removals  
11 and then stumps recorded.

12           On August 29th, a notice of administrative  
13 hearing was mailed to the property owner, and that is  
14 all in accordance with LAMC-4606B which is part of the  
15 requirement. The notice was recorded with the county  
16 clerk in accordance with 4606B, and the hearing was  
17 scheduled no earlier than 20 days after the date of  
18 mailing which is in accordance with LAMC-4606. Again,  
19 this is our tree removal findings.

20           I want to touch on Exhibit 13. This is how  
21 the determination was made of the, 1) the amount of tree  
22 removals, again, referencing the pictures we took  
23 relative to their location. It concurred with the  
24 survey that was provided, and as we zoom into the survey  
25 that was provided, again, these trees which were

1 identified on the field, how the diameter of these trees  
2 on record here, there is a 24-inch diameter tree; this  
3 is a 29-inch diameter tree; and I hope we can all see  
4 this is a 30-inch diameter tree. You have a multi-trunk  
5 8-inch diameter tree, 8-inch diameter trunk -- I'm  
6 sorry, an 8-inch diameter trunk with a combined diameter  
7 of 24. This is how our findings were documented here.  
8 They are referencing what we found on the field versus  
9 the pictures versus this survey that was provided.

10 I want to make note that Stumps No. 9 and 10  
11 were not recorded, and they may have been just stumps,  
12 not viable trees. We come out to reference those  
13 pictures. They may have been just walnut sprouts or  
14 walnut stumps which is why they were not recorded.  
15 Again, this is a total of 9 walnuts. We have  
16 ascertained that 7 walnuts, and this is our quantity  
17 here that 7 walnuts were removed. We are not counting 9  
18 and 10 as tree removals for the purpose of this hearing.

19 Again, this shows a little bit clearer  
20 pictures to show the actual texture of the bark relative  
21 to the trees. I do want to emphasize one of the other  
22 indicators of a stump being a walnut, even though there  
23 is no sprout and there was no sprouts to show the  
24 foliage at the time of inspection. We did uncover the  
25 bark and walnut stumps have a distinctive yellow

1 staining, kind of a Cambrian layer that stains your  
2 fingers. We ascertained -- and Steve may provide a  
3 little bit more testimony on that, but we peeled the  
4 bark back on each of these stumps. We found that yellow  
5 coloring and, again, distinctive identifying factor of  
6 these stumps. In addition to the color of the actual  
7 wood and also the indicators of the bark, which is  
8 consistent with a walnut. Again, this is 1, now a 2,  
9 and 3 is not -- we determined is not protected. Stump 4  
10 is undetermined. 5 is walnut. 6 is undetermined. 7  
11 undetermined. 8 is walnut. And again, Stump 9, which  
12 we are not identifying as a tree that was removed, but  
13 we did identify the stump, it may not have been a viable  
14 tree and there may have been just, you know, stumps that  
15 were cut down. For the record, we are not including  
16 these two stumps, 9 and 10, as part of (Indiscernible).  
17 There is a lot of dead wood here. There may have been a  
18 little bit of viable wood tissue that was cut down. May  
19 not have constituted a tree which is why it was not  
20 reflected on this survey that was previously referenced  
21 walnut.

22 In 11, this is the Elderberry. As you can  
23 see, the texture of the bark is different. The wood is  
24 different. And we took a trenching shovel and we peeled  
25 back the portion of the stump so we could identify this



1 was not a walnut, and it was an Elderberry. We  
2 referenced also the street view, the foliage and the  
3 canopy of that particular tree. Relative to its map and  
4 location, we identified that as an Elderberry tree.  
5 Elderberry shrub. Sorry. With this, I defer to  
6 Mr. Crosby to present any evidence or testimony that  
7 they would like to present and give them the  
8 opportunity.

9 Prior to that, I would ask the hearing  
10 officer if you would like a lit bit more testimony on  
11 how we obtained these, again, whether quantities,  
12 species identification and testimony from Mr. Dupre, we  
13 would be more than happy to.

14 HEARING OFFICER: I think at this time you  
15 did provide us sufficient information at this point, so  
16 we will go ahead, if you're ready.

17 MR. RAMIREZ: Yeah, one last mention I want  
18 to make here again, and I'm sorry for not mentioning it  
19 here, the age of the tree, municipal code also addresses  
20 the need to identify what an age oak tree is. One of  
21 the factors considered is Exhibit 12 -- I'm sorry, 20,  
22 Exhibit 20. This description I just focused on, again,  
23 it is a -- USDA is -- and the forest service are known  
24 entities to give accurate information in this species,  
25 so that's why I referenced this particular document.

1 But they speak on trees being able to reach the heights  
2 of 12 feet in approximately 12 years. That was  
3 something I wanted to reference relative to the street  
4 view. The reason why we determined this is that on  
5 2007, there are one particular image here, and I also  
6 have my attachments depicting the trees that exist on  
7 this lot in 2007. I believe it is on Attachment 20 if I  
8 scroll all the way down. So I hope you're able to see  
9 again that there were existing walnut. That's when they  
10 were beginning to sprout --

11 UNIDENTIFIED SPEAKER: What year is that?

12 MR. RAMIREZ: This is 2007. There was this  
13 large walnut, and my apologies being so (indiscernible)  
14 on the actual attachments you will see on Exhibit 20,  
15 essentially the last page, some of the last pages, and I  
16 hope that was included here. That was used to determine  
17 what the age of these trees were. Being that they were  
18 existent in 2007 all the way up to 2022, it is an  
19 educated estimate that, again, these trees exceed -- you  
20 can see the walnut, Elderberry, they had begun to sprout  
21 in 2007. To fast forward, it is safe to give the  
22 estimate that the trees are over 10 years of age.

23 I could close with arguments if you would  
24 like. I would like to -- I would like to take the  
25 opportunity to hear out Mr. Crosby and his team to see

1 if they have any evidence they would like to present but  
2 also have an opportunity to rebut anything that they  
3 might have, and then maybe conclude at that time.

4 (Indiscernible).

5 UNIDENTIFIED SPEAKER: I think you're  
6 discussing what we need to do. I give closing arguments  
7 and what the point of all of this is, if that's all  
8 right.

9 UNIDENTIFIED SPEAKER: What the final  
10 outcome could be --

11 UNIDENTIFIED SPEAKER: (Indiscernible).

12 UNIDENTIFIED SPEAKER: What is the point of  
13 their presentation so far? What is the city seeking?

14 MR. RAMIREZ: So I will go ahead and close  
15 out. The evidence I do want to point out is that the  
16 intent of this again was to establish that, No. 1, there  
17 was an appropriate procedure for this hearing to take  
18 place. The appropriate notices were sent in a timely  
19 matter in accordance with the code. No. 2, I sought to  
20 establish that the tree removals occurred while  
21 Mr. Crosby was in ownership of the lot, and they did not  
22 occur -- as I read verbatim here, "The applicant or  
23 permittee did not purchase the property after the  
24 removal of the trees."

25 HEARING OFFICER: Mr. Ramirez?

1 MR. RAMIREZ: Yes.

2 HEARING OFFICER: Sorry to interrupt you.  
3 You don't have to close. We can let them present theirs  
4 and then you can rebut, so it doesn't necessarily have  
5 to close at this point.

6 MR. RAMIREZ: Okay. Understood. Yeah, if  
7 it is the preference, I would like to hear anything you  
8 would like to --

9 HEARING OFFICER: I'm just telling you,  
10 yeah, you don't have to close on the city's end. You  
11 can go ahead and wait until they rebut.

12 MR. MONROE: I mean, there is many things we  
13 can stipulate and agree to. Is there a recommendation  
14 that's being made and agree with that. I mean,  
15 Mr. Crosby has openly said, you know, black walnuts were  
16 cut. He told them not to. The contractor on the video,  
17 you saw him say it is not a protected tree. Mr. Crosby  
18 is sort a victim of the contractor's straw here, the  
19 actions there. He's happy to replant trees. He's happy  
20 to, you know, pay a permit fee.

21 HEARING OFFICER: Well, I mean, at this  
22 point --

23 MR. MONROE: We don't need to take up your  
24 time with a lot of argument. The number of trees  
25 Mr. -- we don't know anything about trees. Mr. Lewis

1 will talk about what trees are out there and what was  
2 cut. It is obvious that black walnuts were cut and that  
3 Mr. Crosby told him not to. And we can look at the  
4 second contractor in his --

5 UNIDENTIFIED SPEAKER: Like I said, we're  
6 not going to cut any protected --

7 HEARING OFFICER: Yeah, right now, you're  
8 presenting your case. So I just want to say,  
9 Mr. Ramirez, if you have, you know, how the city would  
10 like to settle, let's present that to him right now.

11 MR. RAMIREZ: I believe that the  
12 determination and the recommendation that will be  
13 presented shortly, within my final, I guess, closing  
14 arguments here is that the intent and level of knowledge  
15 was one of the components of determining how the city  
16 was going to act, and as I was concluding this again, I  
17 wanted to establish that the trees were removed. The  
18 age, species, and quantity were --

19 HEARING OFFICER: Which I think they did  
20 admit already.

21 MR. RAMIREZ: Correct. That there were no  
22 exemptions applicable by the code. And on No. 6, again,  
23 I think in my closing statement we will address this  
24 knowledge and intent as we spoke about intent, and make  
25 clear Mr. Crosby intended to develop the lot as that was

1 the purpose of purchasing it. The only factor is the  
2 knowledge, level of knowledge by Mr. Crosby.

3 I would like to direct your attention, if  
4 you could open that folder there to Exhibit No. 8, and  
5 if you could also accompany us Exhibit No. 8. Yeah, I  
6 will pull it up here. This is the video from the first  
7 contractor again. The reason why I'm referencing the  
8 paper document is because the quality is a lot better  
9 than the scanned-in version that's very pixilated. As  
10 you can see here, I took a screenshot of this document  
11 by the contractor, and on paper you can see that there  
12 were walnuts identified on the map that was not provided  
13 to Urban Forestry. This is independent of the survey.

14 One thing that caught my eye personally,  
15 there was seven trees here. Again, these two walnuts  
16 and many of the stumps may not be recorded, but the  
17 contractor had this image on his phone sent by  
18 Mr. Crosby. It depicts orange dots and a pink dot here.  
19 You can see on your paper again it is a little bit  
20 resolution than this pixilated scanned-in version, and  
21 that is consistent with the tree removal application  
22 requirements of a survey being done. I am under  
23 the -- I think it is safe to understand that this map  
24 again was provided to the contractor. There was a  
25 survey done on this lot by some tree expert, and, again,



1 the level of knowledge, whether it be just  
2 responsibility being deferred on to a contractor, I  
3 believe Mr. Crosby was aware that there were protected  
4 trees on the lot.

5 In addition to this, if we refer to  
6 Mr. Crosby's statement and his attachments, it is  
7 evident that he -- he told the contractors on Exhibit C,  
8 which is his exhibits here, he put on his job  
9 description to the contractor, "Of course please do not  
10 remove the oak trees or any other protected trees on the  
11 lot." That statement, I think it is safe to infer that  
12 Mr. Crosby was aware that there was other protected  
13 trees on the lot. That's to the first contractor  
14 Wednesday the 28th.

15 On Exhibit J I believe was a second invoice  
16 or directive to the second contractor, and Mr. Crosby  
17 also stated here, they will not remove the oak trees or  
18 any other protected trees on the lot. And, again, I  
19 believe it is safe to infer that Mr. Crosby knew that  
20 there were other protected trees on the lot. I have not  
21 been made privy to that map that was provided to the  
22 contractor depicting the colored orange dots, but there  
23 was evidence again that determines that there was  
24 knowledge, knowledge of these trees being removed. In  
25 addition to that, the fact that the community intervened

1 on the 28th. They told Mr. Crosby that there were  
2 protected trees on the lot, to stop. It should have  
3 been the responsibility of his end to ensure that no  
4 protected trees were being removed, and this  
5 is -- again, this is the remaining two trees that were  
6 removed on July 27th. I understand Mr. Crosby is not a  
7 tree expert. But, again, I think sufficient warnings by  
8 the community and information was given to Mr. Crosby to  
9 allow him to act more prudently in this manner. And as  
10 I close this out, those were the pieces of evidence that  
11 stood out to me the most in this matter. The closing  
12 recommendations of the hearing officer based on the  
13 quantity, age, size of trees removed, the owner's  
14 intent, level of knowledge regarding the protected tree  
15 removals, give these recommendations for the Bureau to  
16 request that the superintendent of building withhold the  
17 building permits for a period of seven years, and with  
18 this I defer to the city attorney.

19 Any additional comment?

20 MS. HOPENSTAND: I will reserve closing  
21 until after there is an opportunity (Indiscernible).

22 UNIDENTIFIED SPEAKER: Can we take a break  
23 for a few minutes and talk amongst ourselves?

24 UNIDENTIFIED SPEAKER: Sure.

25 UNIDENTIFIED SPEAKER: What time is it?

1 UNIDENTIFIED SPEAKER: 10:45, so 10:55?

2 UNIDENTIFIED SPEAKER: Thank you.

3 UNIDENTIFIED SPEAKER: Can you stop the  
4 recording if it is still going.

5 UNIDENTIFIED SPEAKER: I will turn it off.

6 (Conclusion of Recording, Part 1)

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1 REPORTER'S CERTIFICATION

2  
3 I, the undersigned, do hereby certify:

4 That the foregoing transcript of electronically  
5 recorded proceedings designated as RECORDED HEARING  
6 RE MISHA CROSBY, PART 1, 1:09:06 minutes, were taken  
7 down by me and thereafter transcribed into typewriting  
8 under my direction and supervision.

9 I hereby certify that the foregoing transcript of  
10 electronically recorded proceedings is a full, true, and  
11 correct transcript to the best of my ability.

12 I further certify I am neither financially  
13 interested in the action nor a relative or employee of any  
14 attorney or party to this action.

15 In witness thereof, I have this date subscribed  
16 my name.

17 Dated: December 12, 2023

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Hearing Reporter

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<b>050</b> 30:8	<b>20</b> 7:8 12:19 21:6 34:17 37:21,22 38:7,14	<hr/> <b>4</b> <hr/>	<b>8-inch</b> 35:5,6
<hr/> <b>1</b> <hr/>	<b>2007</b> 38:5,7,12,18, 21	<b>4</b> 7:21 31:16 32:21 33:3 36:9	<b>8461</b> 4:13 22:20 24:19
<b>1</b> 6:7 7:12 23:25 24:16,18 31:15 32:17,25 34:21 36:8 39:16	<b>2015</b> 5:25	<b>46.01</b> 4:9	<hr/> <b>9</b> <hr/>
<b>10</b> 9:14 11:4 13:25 31:19 33:8 35:10, 18 36:16 38:22	<b>2016</b> 10:1	<b>4600</b> 4:25 6:18	<b>9</b> 9:10 10:11 13:7 31:11,19,22 33:7 35:10,15,17 36:11,16
<b>100</b> 17:17	<b>2018</b> 9:12,25 10:21 13:3	<b>4601</b> 5:2	<b>90046</b> 4:14 24:20
<b>1023688</b> 23:16	<b>2021</b> 13:8	<b>4602</b> 5:13	<b>9:30</b> 7:14
<b>10:45</b> 30:11	<b>2022</b> 6:2 13:23 14:1 38:18	<b>4603</b> 5:14	<hr/> <b>A</b> <hr/>
<b>11</b> 11:5 19:14 31:19 33:8 36:22	<b>2023</b> 4:1,10 14:4, 10,16 18:13,16 22:21,22,24 30:8	<b>4604</b> 5:15	<b>a.m.</b> 29:3 30:11
<b>12</b> 11:7 13:12 18:19 20:4 31:20 32:19 33:9 37:21 38:2	<b>20th</b> 13:8 23:15	<b>4605</b> 5:16	<b>absolutely</b> 8:18 17:9 25:3
<b>13</b> 11:11,16 31:6, 20 32:3,8 33:10 34:20	<b>21</b> 10:11,12	<b>4606</b> 5:19 6:9 7:20	<b>accept</b> 25:12
<b>134</b> 4:13	<b>22nd</b> 23:25	<b>4606B</b> 34:16	<b>accompany</b> 10:4
<b>135</b> 4:13	<b>24</b> 35:7	<hr/> <b>5</b> <hr/>	<b>accordance</b> 6:9 11:25 34:14,16,18 39:19
<b>14</b> 11:20 25:22 31:21 33:12	<b>24-inch</b> 35:2	<b>5</b> 7:23 31:17 33:4 36:10	<b>accountant</b> 23:12
<b>14th</b> 19:17 22:21	<b>25th</b> 22:22	<hr/> <b>6</b> <hr/>	<b>accurate</b> 37:24
<b>15</b> 11:22 19:18	<b>27</b> 4:1	<b>6</b> 4:25 8:1 13:10 31:18 32:21 33:5 36:10 41:22	<b>act</b> 41:16
<b>16</b> 12:2	<b>27th</b> 8:7 9:25	<b>628</b> 24:24	<b>action</b> 19:23,24
<b>17</b> 12:7	<b>28</b> 10:11,12 14:16 22:23	<b>669</b> 23:1	<b>actions</b> 34:8 40:19
<b>18</b> 12:9 19:5	<b>28th</b> 8:13 12:8 14:21,25 18:13, 21,22 25:24	<hr/> <b>7</b> <hr/>	<b>actual</b> 7:17 25:2, 15 31:5 35:20 36:6 38:14
<b>18th</b> 30:8	<b>29-inch</b> 35:3	<b>7</b> 6:21 8:6 14:5 18:16 31:11,18 32:21 33:6 35:16, 17 36:10	<b>add</b> 21:23
<b>19</b> 12:14 30:6	<b>29th</b> 34:12	<hr/> <b>8</b> <hr/>	<b>addition</b> 36:6
<b>19th</b> 29:24	<hr/> <b>3</b> <hr/>	<b>7th</b> 4:10 12:8 18:25 19:3,10 21:8 29:3 33:16, 18	<b>additional</b> 29:24
<hr/> <b>2</b> <hr/>	<b>3</b> 6:17 7:17 31:11, 16 32:21 33:1 36:9	<hr/> <b>8</b> <hr/>	<b>additions</b> 5:15
<b>2</b> 6:13 7:15 31:15	<b>30-inch</b> 35:4	<b>8</b> 8:9 14:18 25:22	<b>address</b> 4:21 5:23 7:10 24:18 41:23
	<b>31</b> 22:24		

<b>addresses</b> 37:19	<b>appeal</b> 5:16,17	<b>attached</b> 22:15	<b>believed</b> 26:7 29:7
<b>addressing</b> 30:14	<b>appears</b> 22:10	<b>attachment</b> 7:7 8:10 10:2,24 19:19 29:20 38:7	<b>benefit</b> 4:10
<b>administrative</b> 7:13 34:12	<b>applicable</b> 6:20 41:22	<b>attachments</b> 6:10 10:4 12:13 13:7 24:13,23 32:11 38:6,14	<b>big</b> 15:18
<b>admissible</b> 9:7	<b>applicant</b> 6:13 9:23 10:8 11:23 16:1 39:22	<b>attempt</b> 24:8	<b>Birkshire</b> 28:9
<b>admit</b> 41:20	<b>application</b> 9:11, 20,25 10:4 13:4,6	<b>attempted</b> 27:20 28:13	<b>bit</b> 6:5 11:19 12:17 35:19 36:3,18 37:10
<b>advice</b> 23:11	<b>approval</b> 14:11, 15	<b>attempting</b> 27:1	<b>black</b> 5:6 10:16 15:1,5,12,22 17:1, 10,23 18:5 30:17 31:22 33:20 40:15 41:2
<b>affect</b> 13:19 23:22	<b>approximately</b> 30:11 38:2	<b>attendance</b> 7:14	<b>blocking</b> 26:2 27:6,13
<b>affected</b> 4:12	<b>arborist</b> 21:15 23:1 27:3 28:22	<b>attention</b> 32:6	<b>board</b> 17:5 22:7
<b>affecting</b> 7:15,19	<b>area</b> 10:7,19 13:16 23:19,20 24:5,18 28:20	<b>attorney</b> 17:20 21:21	<b>boss</b> 29:12
<b>age</b> 7:2 12:21,23 37:19,20 38:17,22 41:18	<b>argument</b> 40:24	<b>August</b> 6:2 13:8 29:24 30:8 34:12	<b>bottom</b> 10:2,7,17
<b>agree</b> 40:13,14	<b>arguments</b> 38:23 39:6 41:14	<b>authorize</b> 6:21	<b>BR</b> 30:8
<b>agreed</b> 24:9	<b>arrange</b> 24:8	<b>aware</b> 13:18 19:4 23:21	<b>breast</b> 30:23
<b>ahead</b> 4:16,17 9:2 21:25 22:1 25:4 37:16 39:14 40:11	<b>arranged</b> 18:23, 25 29:3	<hr/> <b>B</b> <hr/>	<b>briefly</b> 7:10
<b>Alex</b> 33:18	<b>arrived</b> 16:12 26:1,14 30:10	<b>back</b> 5:25 9:12,16 10:21 16:11 28:16,17 36:4,25	<b>bring</b> 26:4
<b>allegation</b> 19:23 21:11	<b>Article</b> 4:25 6:21	<b>bad</b> 28:4	<b>Bryan</b> 30:1,8,11, 14 31:8
<b>allegations</b> 12:12	<b>ascertain</b> 30:22	<b>Ballous</b> 29:7	<b>build</b> 8:5 13:9,10, 14 14:5 15:8,9 16:4 23:8 28:3
<b>alleged</b> 19:4	<b>ascertained</b> 35:16 36:2	<b>bark</b> 15:16 35:20, 25 36:4,7,23	<b>building</b> 13:11 14:11 27:25
<b>alleging</b> 21:7	<b>assessment</b> 29:25	<b>base</b> 31:11	<b>Bureau</b> 4:6
<b>allowed</b> 30:4	<b>assessments</b> 30:5	<b>based</b> 11:17 23:11	<b>busy</b> 24:16
<b>aloud</b> 20:5,21	<b>assigned</b> 30:9	<b>basic</b> 8:1	<hr/> <b>C</b> <hr/>
<b>Alvarez</b> 33:18	<b>assisted</b> 31:4	<b>Bay</b> 5:7	<b>California</b> 5:5,6,7 14:25 15:5,12,22 17:1,10,23 18:5 28:22 30:17 31:22 33:20
<b>amount</b> 11:20 34:21	<b>association</b> 16:24	<b>began</b> 14:17 27:17	<b>call</b> 26:12 27:20 28:16 33:2
<b>and/or</b> 18:17	<b>assure</b> 28:5	<b>beginning</b> 38:10	
<b>Angeles</b> 4:14 23:2 24:17	<b>assured</b> 20:13	<b>begun</b> 38:20	
<b>apologies</b> 38:13			
<b>apologize</b> 5:25			
<b>app</b> 17:22			
<b>apparent</b> 8:15			



<b>called</b> 26:8 27:8 29:12	<b>closing</b> 39:6 41:13,23	<b>confirmed</b> 15:3 17:22	<b>couple</b> 4:21
<b>Cambrian</b> 36:1	<b>code</b> 4:8,21,22,25 5:4,22 6:12 7:20 12:1,22 19:13 37:19 39:19 41:22	<b>confirming</b> 19:12	<b>court</b> 8:17
<b>camera</b> 26:16,21		<b>consent</b> 30:2	<b>courtroom</b> 9:3,4
<b>canopy</b> 37:3	<b>coffee</b> 29:4	<b>considered</b> 37:21	<b>covered</b> 34:1
<b>Canyon</b> 24:17 26:11	<b>collected</b> 11:17 32:10	<b>consistent</b> 36:8	<b>crew</b> 18:24,25 29:3,6,9 30:9
<b>capture</b> 14:20	<b>color</b> 32:20 36:6	<b>constituents</b> 12:10 19:5	<b>criteria</b> 5:21
<b>captured</b> 12:4	<b>coloring</b> 36:5	<b>constituted</b> 36:19	<b>Crosby</b> 4:15 7:22, 24 8:7 13:8,12 14:2,4 16:20 18:19 20:1,11,17 21:2 22:3,7 24:23 25:3,6,9,13,20,24 29:17 30:3,13 31:4 32:12 37:6 38:25 39:21 40:15,17 41:3,25
<b>Care</b> 23:16 24:11, 12,22 25:25 27:5, 23	<b>combined</b> 35:6	<b>construction</b> 9:23	
<b>case</b> 4:18 8:25 9:5 11:3 21:25 41:8	<b>communications</b> 14:10	<b>consulting</b> 23:1	<b>Crosby's</b> 11:7
<b>cases</b> 17:21	<b>communicative</b> 20:1	<b>contacted</b> 23:15	<b>cumulative</b> 5:12 31:11
<b>certainty</b> 17:18	<b>community</b> 12:5	<b>content</b> 27:14	<b>custom</b> 8:5
<b>certified</b> 21:15 22:22 27:3 28:21	<b>company</b> 16:14, 15,16 18:1,3 22:13 26:18,20 27:4,5 28:21	<b>continue</b> 18:15 22:2 25:21 27:12	<b>cut</b> 16:3 21:17,19 22:11,13 29:1 32:14 36:15,18 40:16 41:2,6
<b>Chapter</b> 6:21	<b>compared</b> 32:11	<b>continued</b> 24:9 25:14	<b>cutting</b> 15:7 20:14 29:10
<b>chipper</b> 15:6	<b>compilation</b> 12:2	<b>contractor</b> 21:9, 11,15 23:13 32:15 40:16 41:4	
<b>chipping</b> 15:15	<b>completed</b> 22:1	<b>contractor's</b> 11:21 40:18	
<b>city</b> 11:24 16:9 17:7 21:20 23:2 24:17 28:12 39:13 41:9,15	<b>compliant</b> 6:12	<b>contractors</b> 18:21	
<b>city's</b> 17:2 40:10	<b>comply</b> 11:8,14 19:18,20,25 22:21	<b>conversation</b> 30:13	<b>D</b>
<b>claimed</b> 27:10	<b>component</b> 10:6	<b>conversations</b> 29:2	<b>date</b> 8:2,3 34:17
<b>clarity</b> 29:14	<b>components</b> 41:15	<b>cooperative</b> 30:4	<b>dated</b> 8:6 10:1 22:21
<b>clean-up</b> 29:13	<b>concerned</b> 22:12	<b>copy</b> 14:13 22:15	<b>dates</b> 12:7 19:1
<b>clear</b> 9:19 27:9 41:25	<b>conclude</b> 39:3	<b>corporate</b> 28:5	<b>David</b> 19:7
<b>clearer</b> 10:24 35:19	<b>concluding</b> 41:16	<b>Correct</b> 41:21	<b>day</b> 19:3,10 26:3
<b>clearing</b> 27:16	<b>conclusion</b> 18:11,12	<b>correspond</b> 24:9	<b>days</b> 34:17
<b>clerk</b> 34:16	<b>concurred</b> 34:23	<b>counter</b> 25:23	<b>DBH</b> 30:23
<b>clerks</b> 7:18	<b>concurs</b> 8:3	<b>counting</b> 35:17	<b>dead</b> 36:17
<b>close</b> 30:25 38:23 39:14 40:3,5,10	<b>condition</b> 6:3	<b>county</b> 7:18 34:15	<b>Dean</b> 19:8
<b>close-up</b> 26:17	<b>confirm</b> 29:8		<b>Dear</b> 22:7

<b>decades</b> 16:13	<b>diameter</b> 5:12 15:18 30:23,24,25 31:5,10,13 35:1,2, 3,4,5,6	<b>due</b> 11:24 22:23 23:6	12:5 17:19 38:15
<b>decide</b> 16:9			<b>establish</b> 6:6,13 39:16,20 41:17
<b>deed</b> 14:2		<b>Dupre</b> 19:8 30:1, 12 31:8 32:4,17 34:2 37:12	<b>estimate</b> 38:19,22
<b>defamatory</b> 8:19	<b>diligence</b> 11:24	<b>duties</b> 11:21	<b>ETS</b> 22:25
<b>defer</b> 37:5	<b>directed</b> 26:19		<b>events</b> 8:12 11:9 22:18 33:16
<b>defined</b> 4:8	<b>direction</b> 15:2	<hr/> <b>E</b> <hr/>	<b>evidence</b> 27:10 37:6 39:1,15
<b>defines</b> 4:25 5:1	<b>dirt</b> 34:1		<b>evident</b> 18:18
<b>definite</b> 30:22	<b>disclosed</b> 28:8	<b>e-mail</b> 12:9 19:5 21:16 24:10 25:2	<b>exact</b> 30:23
<b>definition</b> 5:2 6:19	<b>disconcerting</b> 27:1	<b>e-mails</b> 12:3,4 21:13 25:10	<b>exceed</b> 38:19
<b>demand</b> 28:18	<b>discrepancy</b> 33:22	<b>earlier</b> 34:17	<b>exception</b> 32:3, 18
<b>denied</b> 5:17	<b>discuss</b> 23:18	<b>early</b> 26:1	<b>excluded</b> 24:5
<b>Department</b> 4:7	<b>discussing</b> 39:6	<b>easier</b> 20:25	<b>exemption</b> 6:20, 24
<b>depict</b> 8:2	<b>dispatched</b> 19:11	<b>educated</b> 38:19	<b>exemptions</b> 41:22
<b>depicting</b> 38:6	<b>disposing</b> 27:17	<b>elaborate</b> 12:17 29:21 30:6 31:24 32:24	<b>exhibit</b> 7:10,12, 15,17,21,23 8:1,6, 9 9:10,14,16 10:11 11:4,5,7,11, 16,20,22 12:2,7,9, 14,19 13:7,10,12, 25 14:5,18 18:19 19:5,14,18 20:4 21:1 24:13,22 30:6 31:6 34:20 37:21,22 38:14
<b>depicts</b> 7:17 8:6 11:4,5,16,20,22 13:23 32:13	<b>distinctive</b> 35:25 36:5	<b>Elderberry</b> 5:8 15:1 17:1 30:18 31:20,23 32:20,23 33:9 36:22 37:1,4, 5 38:20	<b>exhibits</b> 7:8 13:1 25:14,18
<b>depth</b> 5:21	<b>disturbing</b> 16:11	<b>element</b> 6:17 7:3	<b>exist</b> 38:6
<b>descended</b> 30:15	<b>dive</b> 5:20	<b>elements</b> 6:7	<b>existent</b> 38:18
<b>description</b> 37:22	<b>diverted</b> 32:6	<b>email</b> 25:7	<b>existing</b> 14:1 19:16 31:13 38:9
<b>Design</b> 28:22	<b>Division</b> 7:16 9:11 12:11 22:8	<b>emphasize</b> 30:3 33:22 35:21	<b>expand</b> 11:19 30:7
<b>determination</b> 12:20 34:21 41:12	<b>Division's</b> 11:16	<b>employee</b> 23:2	<b>experiences</b> 28:4
<b>determine</b> 12:22 19:23 38:16	<b>document</b> 9:12 37:25	<b>end</b> 8:22 32:4 40:10	<b>explains</b> 11:8
<b>determined</b> 32:21 33:1,7 36:9 38:4	<b>documented</b> 12:15 30:18 31:5 32:17 35:7	<b>ensuring</b> 6:11	<b>explanation</b> 11:10
<b>determining</b> 41:15	<b>documents</b> 10:25 11:18 31:3	<b>Enterprises</b> 23:13	
<b>develop</b> 8:8 41:25	<b>dog</b> 26:15	<b>entities</b> 37:24	
<b>developer</b> 23:9, 14 28:6	<b>drafted</b> 7:16	<b>environmental</b> 17:20 26:13	
<b>developers</b> 28:4	<b>drinks</b> 26:4,11 29:5	<b>equipment</b> 15:14	
<b>development</b> 14:8	<b>Drive</b> 4:14 22:20 24:19,24	<b>essentially</b> 8:11	
<b>diagram</b> 16:4	<b>driveway</b> 27:7,13		

**explicitly** 22:12  
**extender** 30:24  
**extension** 22:24  
 23:5

---

## F

---

**face** 27:21  
**fact** 17:24  
**factor** 36:5  
**factors** 37:21  
**false** 8:19  
**familiar** 8:20  
**family** 9:22  
**fast** 38:21  
**feasible** 30:22  
**fee** 40:20  
**feel** 29:21  
**fees** 5:15  
**feet** 5:11 38:2  
**field** 29:25 30:4  
 33:2 35:1,8  
**figure** 27:2  
**file** 9:23 19:15  
 23:5  
**film** 26:24  
**filming** 26:15,23  
 27:17  
**final** 7:3 39:9  
 41:13  
**find** 33:20  
**finding** 33:23  
**findings** 11:17  
 12:14 30:7 31:24  
 32:24 33:22,23  
 34:6,19 35:7  
**fine** 20:8  
**fined** 29:10

**fingers** 36:2  
**finish** 18:25 25:5  
 29:3  
**finished** 28:19  
**floor** 13:16 23:20  
**focused** 37:22  
**focusing** 34:10  
**foliage** 35:24 37:2  
**follow** 22:17  
**forest** 37:23  
**Forestry** 4:17  
 7:16 9:11 11:7,16  
 12:11 19:17 22:8  
 30:9  
**form** 11:5  
**formal** 22:9  
**forward** 6:2 38:21  
**found** 28:21 35:8  
 36:4  
**four-and-a-half**  
 5:11  
**free** 27:12 29:21  
**fruit** 17:15  
**full** 14:25 20:7,16  
**future** 13:17 14:8

---

## G

---

**gas** 26:10  
**gathered** 32:10  
 33:15  
**gave** 16:4  
**general** 12:24  
**geosoil** 14:12  
**geosoils** 8:6 10:1  
 14:6,15  
**give** 16:1 37:7,24  
 38:21 39:6  
**good** 24:6,21

**Google** 5:24  
 13:23,25  
**Grandview** 4:14  
 22:20 23:25  
 24:19,24  
**granted** 23:5  
**granular** 34:5  
**Graphistry** 7:21  
**grateful** 22:15  
**Great** 24:19  
**green** 10:22 18:23  
 23:15 24:11,12,22  
 25:25 27:5,22  
 32:13  
**ground** 5:11  
 30:25  
**group** 28:1  
**guarantee** 17:21  
**guess** 41:13  
**guys** 25:11

---

## H

---

**Hall** 8:12 12:10  
 16:25 19:6 26:15  
**hand** 15:17  
**handle** 8:20  
**happen** 20:15  
**happened** 20:12  
 32:5  
**happening** 27:11  
**happy** 8:21 12:25  
 20:6 24:14 37:13  
 40:19  
**harmed** 24:6  
**Hathaway** 28:9  
**hear** 25:1 38:25  
 40:7  
**heard** 21:9,19  
**hearing** 4:5 5:20

6:7,8,16 7:11,13  
 8:23 9:5,9,15,18  
 10:14 17:5 21:4  
 25:16 28:11  
 34:13,16 35:18  
 37:9,14 39:17,25  
 40:2,9,21 41:7,19  
**hearsay** 8:17 9:7  
**height** 30:23  
**heights** 38:1  
**Hesher** 19:7  
**Hey** 24:15  
**highlight** 13:17  
 18:22  
**highlighted**  
 31:10  
**highlights** 18:20  
**hill** 32:5 33:11  
**hillside** 30:15  
 32:1  
**hired** 20:12 21:14  
 22:13,25  
**history** 9:13 13:2  
**home** 8:5 13:14,  
 17 15:4 23:8,11,  
 21  
**honesty** 16:6  
**hope** 29:14 35:3  
 38:8,16  
**HOPENSTAND**  
 10:10 20:17,23  
 25:22  
**house** 15:9

---

## I

---

**identification**  
 37:12  
**identified** 10:5,  
 15,18 31:7,19,21  
 32:2,18,22 33:4,  
 12 35:1 37:4

<b>identifies</b> 7:22 10:19	<b>information</b> 11:17 12:16 19:22 21:5 29:14,16 33:14,15 37:15,24	21,23 27:2,10,18, 21,23 28:7,10,13	<b>Laurel</b> 24:17 26:11
<b>identify</b> 7:1 9:18 32:19 34:3 36:13, 25 37:20	<b>informed</b> 26:18	<b>Jamie's</b> 27:8 28:18,20	<b>law</b> 17:20 27:24
<b>identifying</b> 7:24 19:1 36:5,12	<b>initial</b> 10:1 14:7,9 33:21	<b>January</b> 8:7 14:4	<b>lawyer</b> 26:13
<b>image</b> 38:5	<b>inspected</b> 30:10	<b>job</b> 11:21 18:25 28:18 29:3 33:25	<b>layer</b> 36:1
<b>imagery</b> 11:5	<b>inspection</b> 19:12 30:25 33:21 35:24	<b>July</b> 4:10 8:13 12:8 18:16,25 19:3,10,17 21:8 22:21,22,23,24 29:3 33:16,18	<b>leading</b> 11:9
<b>impact</b> 12:5	<b>inspections</b> 33:16	<b>June</b> 8:13 14:16, 21,25 18:13,21,22 23:15,25 25:24	<b>learn</b> 27:4
<b>impacted</b> 10:20	<b>inspector</b> 19:11	<b>justify</b> 12:20	<b>leave</b> 20:16 24:14 28:11
<b>impending</b> 13:18 23:21	<b>instructed</b> 22:13 29:1		<b>left</b> 27:20 28:14
<b>implemented</b> 13:20 23:23	<b>instruction</b> 28:21 32:14	<hr/> <b>K</b> <hr/>	<b>legally</b> 4:12
<b>important</b> 21:6	<b>instructions</b> 25:10	<b>Kelly</b> 22:25	<b>letter</b> 14:11,15
<b>impossible</b> 28:3	<b>intended</b> 20:18 32:14 41:25	<b>kind</b> 32:6 36:1	<b>letting</b> 9:5
<b>inadmissible</b> 8:17	<b>intent</b> 6:6 7:4 8:7 13:9,10 14:7 20:16 39:16 41:14,24	<b>knew</b> 21:11 26:17 27:24	<b>level</b> 5:11 31:1 41:14
<b>incident</b> 28:14,24	<b>interest</b> 7:9	<b>knowledge</b> 7:4 19:9 41:14,24	<b>levied</b> 23:22
<b>incidents</b> 14:21	<b>interrupt</b> 25:1 40:2	<hr/> <b>L</b> <hr/>	<b>Lewis</b> 22:25 40:25
<b>included</b> 8:9 12:19 13:6 18:20 22:10 38:16	<b>interrupting</b> 8:22	<b>LA</b> 4:8	<b>License</b> 23:16
<b>includes</b> 5:5,6	<b>introduction</b> 4:6	<b>labeled</b> 10:9	<b>licensed</b> 20:12 24:10 27:4
<b>including</b> 36:15	<b>inventory</b> 30:16 31:9 32:4	<b>laid</b> 22:18	<b>limited</b> 33:24
<b>Incorporated</b> 23:16 24:23 27:5	<b>investigate</b> 12:11	<b>LAMC</b> 6:9	<b>lit</b> 37:10
<b>incredibly</b> 22:12	<b>ISA</b> 28:21	<b>LAMC-4606</b> 34:18	<b>litigated</b> 17:21
<b>index</b> 12:20	<b>issue</b> 14:14 23:4 26:6	<b>LAMC-4606B</b> 34:14	<b>live</b> 5:5 13:14 28:6
<b>indicators</b> 35:22 36:7	<b>issued</b> 13:5 14:12	<b>land</b> 17:19 28:7	<b>LLC</b> 23:12,13
<b>indiscernible</b> 5:25 12:12 15:20 16:4,8,17,22,24 17:11,25 18:8 20:7,10,18,19 23:13 26:15 28:20 29:23 32:5 36:16 38:13 39:4,11	<hr/> <b>J</b> <hr/>	<b>landowner</b> 7:24	<b>located</b> 4:13
<b>inferred</b> 13:11	<b>Jamie</b> 8:12 12:10 16:25 26:14,16,	<b>LAPBS</b> 14:14	<b>location</b> 30:10 31:7 34:23 37:4
		<b>large</b> 38:13	<b>logged</b> 33:17
		<b>latest</b> 13:23	<b>logistics</b> 24:7
			<b>long</b> 24:6 26:16
			<b>longer</b> 19:16
			<b>looked</b> 6:1
			<b>Los</b> 4:14 23:2 24:17
			<b>lot</b> 5:24 6:20 8:8 10:7,24 11:6 13:20 14:17 22:19

23:7,19,24,25  
26:5,14 28:8,10  
29:4 32:13 33:25  
36:17 38:7 39:21  
40:24 41:25

**lots** 4:13 18:18

---

## M

---

**made** 13:17 19:3  
23:21 32:1 34:21  
40:14

**mail** 22:22

**mailed** 19:17  
34:13

**mailing** 19:19  
34:18

**maintain** 34:7

**make** 5:9 12:11  
20:15 27:20 33:2  
35:10 37:18 41:24

**man** 26:14

**managed** 27:24

**map** 5:24 32:23  
37:3

**March** 9:25 14:10

**matter** 22:9 29:15  
39:19

**matters** 8:16

**mature** 16:13

**measurement**  
30:22

**meet** 6:19 23:17  
24:16

**meeting** 5:20

**meets** 15:18

**member** 29:9

**mention** 10:23  
20:2 27:23 37:17

**mentioned** 28:3  
29:6

**mentioning**  
37:18

**message** 27:20

**messages** 24:13  
28:15

**met** 23:24 30:12

**Mexican** 5:8 15:1  
17:1 30:18 31:23  
32:20 33:9

**middle** 25:14

**minutes** 4:21  
21:7

**Mirandez** 19:7

**Misha** 4:15 13:8  
16:20 24:23  
29:17,18 30:13

**mitigation** 23:4

**moment** 21:3,25

**MONROE** 8:14  
9:8 11:12 40:12,  
23

**morning** 16:12  
24:15,16 29:4

**move** 6:2

**moving** 5:13  
13:22 34:5

**multi-trunk** 35:4

**municipal** 4:8,25  
5:4 7:20 12:1,22  
19:12 37:19

---

## N

---

**named** 15:7

**nature** 30:5

**necessarily**  
20:21 40:4

**needed** 27:3

**neighbor** 26:6  
29:7

**neighbor's** 27:7

**neighbors** 24:8  
26:2 27:8 28:24

**non-protected**  
30:21 31:17

**noon** 26:5 29:5

**Northern** 15:21

**notated** 24:4

**note** 5:9 32:1  
35:10

**notes** 32:10

**notice** 6:15 7:12,  
15,18 11:8,12,13,  
14 19:17,20,25  
22:10,20 34:12,15

**notices** 6:10  
11:22,25 39:18

**NTC** 20:3

**number** 7:1 8:16  
40:24

**numbers** 32:15

**numerous** 8:18  
28:15 30:19,20  
33:3

---

## O

---

**oak** 5:4,5 15:16  
24:3 37:20

**oaks** 10:23

**observed** 30:19

**obtain** 18:7

**obtained** 14:4  
37:11

**obtaining** 17:7

**obvious** 41:2

**occasions** 28:15

**occur** 39:22

**occurred** 11:10  
19:2 39:20

**occurring** 19:10

**offered** 26:4

**office** 22:22 31:2  
32:10

**officer** 4:5 8:23  
9:9,15,18 10:14  
21:4,5 25:16  
37:10,14 39:25  
40:2,9,21 41:7,19

**official** 19:8

**on-site** 19:11  
30:16

**online** 17:22

**onsite** 10:6 26:13  
29:24

**open** 19:15

**openly** 40:15

**opine** 18:4

**opportunity** 8:4  
13:12 22:8,15  
25:17 37:8 38:25  
39:2

**orange** 31:10  
32:18

**order** 17:3

**ordinance** 13:18  
15:15 17:3 23:22  
28:2

**organized** 28:1

**outcome** 39:10

**outlined** 5:21  
23:25

**outlines** 5:3,13,  
14

**overview** 12:17,  
24,25

**owned** 23:12

**owner** 7:14,23,25  
11:23 13:4 15:2,6,  
8 16:2,18 19:18,  
21 23:7 30:2,13  
34:13

**owner's** 30:14

**owners** 4:15 7:4  
27:25

**ownership** 39:21

**owning** 23:11

---

**P**

---

**p.m.** 23:25 24:17,  
18

**pages** 38:15

**paragraph** 19:19

**parcel** 16:25

**parking** 24:7 26:1

**part** 4:23 5:16,22  
7:20 10:3 11:9  
12:21 34:14 36:16

**passed** 28:2

**passing** 26:3

**past** 28:4

**Patel** 9:24

**pause** 20:9 21:1

**paused** 20:19

**pay** 40:20

**PDF** 8:9 11:5

**peeled** 36:3,24

**percent** 17:17

**perform** 19:11  
30:15

**performed** 29:25

**permission** 18:9

**permit** 5:14,15,16,  
17 6:22 9:21 13:5  
17:3,7 19:14  
40:20

**permits** 4:11  
20:14 26:7

**permittee** 6:14  
39:23

**person** 15:6

**personal** 23:9

**pertains** 7:23

**phonetic** 9:24  
19:7,8 23:17 29:8  
33:18

**photographs**  
27:12,15

**physical** 10:25

**pick** 22:22

**picture** 20:7  
33:12

**pictures** 19:15  
30:5 31:25 32:2,7,  
8,25 34:2,22 35:9,  
13,20

**pink** 32:19

**place** 12:8 34:9  
39:18

**plan** 23:4 24:5

**plans** 13:14 23:8  
24:4

**point** 6:2 22:16  
26:23,25 27:7  
30:16 37:15 39:7,  
12,15 40:5,22

**pointed** 24:3  
26:16

**portion** 36:25

**possession** 14:2

**post** 11:9 22:21

**Potentially** 33:24

**preceded** 29:11

**prefer** 20:24  
25:16

**preference** 40:7

**present** 4:18 8:24  
9:5 33:10 37:6,7  
39:1 40:3 41:10

**presentation**  
4:24 6:6 20:9,19,  
21 22:1 34:10  
39:13

**presented** 6:4  
34:4 41:13

**presenting** 7:9  
41:8

**president** 16:23

**presume** 33:24

**pretty** 6:3

**previous** 9:10  
13:4 28:24

**previously** 14:6  
36:20

**price** 24:9

**Prior** 37:9

**problem** 16:10

**procedure** 6:8  
8:15 39:17

**procedures** 8:21  
9:4 22:17

**proceed** 9:2  
13:19 23:23 24:2,  
6 26:10 27:16,23  
28:14,25 29:12,21  
31:23

**proceeded** 26:3

**process** 5:16,18

**professionals**  
20:13

**project** 10:21  
14:24 23:9

**promotes** 8:4

**property** 4:9,12  
5:23 6:14 7:4,13,  
15,19,23,25 8:4  
9:13,21 11:23  
13:9,13,19,24  
14:3,5,8,12 15:2,8  
16:2,18 19:18,21  
22:11 23:8,22  
26:24 27:25 28:6  
29:11,25 30:2,12,  
14 34:13 39:23

**proposed** 10:20  
13:16 23:20 24:1,

5

**proposing** 10:8

**protected** 4:8,22  
5:3,8,10 6:17,18,  
21,23,24 10:7,14,  
16,19 17:2,8  
19:13 21:8,17,18  
22:11,13,14 23:3  
24:3,12 26:7,9,17,  
19 28:8 29:1  
32:22 33:2,5 36:9  
40:17 41:6

**protection** 4:24

**provide** 19:21  
29:14,16 36:2  
37:15

**provided** 20:3  
21:5 29:22 31:4  
34:24,25 35:9

**providing** 23:3

**prudent** 4:20

**public** 4:7 17:5  
18:10 22:7 26:24

**published** 14:22

**pulling** 5:23

**purchase** 6:14  
39:23

**purchased** 13:9

**purchasing**  
13:13

**purpose** 5:19  
13:13,15 23:19  
35:18

**pursuing** 23:10

**put** 15:5,17 16:11

**puts** 16:25

**Putting** 22:9

---

**Q**

---

**quantities** 34:3  
37:11



**quantity** 12:15  
35:16 41:18

**question** 8:14

**questions** 26:19  
30:14

---

## R

---

**Ramirez** 4:18,20  
9:10,17,20 10:12,  
16 11:14 18:12  
20:8 29:19 30:1,8,  
11 31:8 37:17  
38:12 39:14,25  
40:1,6 41:9,11,21

**Raymond** 15:7  
16:7 18:23 23:17  
24:3,14,16 25:25  
26:5,12,21

**Raymond's** 27:4

**reach** 38:1

**read** 20:5,20,24,  
25 22:2,3,5 25:6,  
9,15,17 29:19  
39:22

**reading** 25:21

**ready** 37:16

**real** 7:15,19

**reason** 38:4

**rebut** 8:25 9:6  
39:2 40:4,11

**receive** 14:13

**received** 12:4  
22:20 26:11 29:20

**recently** 22:19

**recommendation**  
40:13 41:12

**record** 4:15 7:22  
8:3 9:19 10:10  
13:5 32:8 33:14,  
17 34:8 35:2  
36:15

**recordation** 6:15

**recorded** 31:1,9,  
13,15 34:11,15  
35:11,14

**recording** 7:18  
18:8,11

**reference** 4:21  
6:1,10 11:1 31:6,  
12 32:1,15 34:7  
35:12 38:3

**referenced** 14:6  
31:6 32:9,11  
36:20 37:2,25

**referencing** 31:5  
34:22 35:8

**referred** 30:24

**referring** 10:11,  
13

**reflected** 36:20

**registered** 23:1

**relative** 19:22  
31:7 34:23 35:20  
37:3 38:3

**relevant** 7:11,19  
11:2

**relocation** 7:5

**remaining** 28:20,  
23,25 29:13

**remains** 27:6,16,  
18

**removal** 4:11 5:1,  
2,14,17 6:15,19,  
22,24 7:5 9:21,22  
10:4 11:9 13:3  
14:16 17:3 18:17  
19:22 21:8 22:19  
24:24 34:19 39:24

**removals** 12:8,  
16,18 18:24 19:1,  
2,4,9,13 34:10,22  
35:18 39:20

**remove** 6:22 10:8  
15:10,14 17:4  
24:20

**removed** 4:9 6:18

7:2,3 10:20 11:6  
15:2 19:16 23:18  
33:20 35:17 36:12  
41:17

**removing** 13:15,  
21 17:6 23:19,24  
27:10

**replacement**  
10:22

**replacements**  
22:17

**replant** 40:19

**report** 8:6 10:1,3,  
5 11:1 14:5,6,12,  
15 15:24 16:1  
17:12 22:16 23:3,  
5,6

**reporting** 28:11

**representative**  
33:19

**request** 22:18  
33:15,17 34:8

**requested** 14:13  
22:24 23:3 29:23

**requesting** 7:14  
12:10 19:21

**required** 4:10  
5:10 20:14

**requirement** 7:20  
34:15

**requirements**  
5:14 12:22

**requires** 17:4

**requiring** 6:24

**residence** 9:22

**resolve** 23:4

**respect** 7:5

**respected** 27:22

**responded** 19:10

**response** 11:7  
19:25 20:3 22:23  
29:22 31:4

**responsive** 20:2

**restrictions**  
13:20 23:23

**result** 11:8

**resumed** 18:17

**returned** 29:6  
31:2

**returning** 32:9

**revealed** 30:20

**reviewed** 31:3

**Ricky** 27:25 28:3  
29:7

**road** 26:2 27:6

**run** 13:2

---

## S

---

**Sachin** 9:24

**Sachine** 9:23

**safe** 38:21

**safety** 14:11

**sale** 8:2,3

**Salis** 23:17

**scheduled** 34:17

**scope** 24:1 28:25

**screenshots**  
8:11 14:18

**scroll** 18:24 31:12  
38:8

**scrub** 15:16

**search** 7:22,24  
8:1

**searched** 14:1

**section** 4:8 5:4,18  
6:12

**Sections** 4:25

**seeking** 39:13

**segment** 33:25

<b>selling</b> 28:10	<b>size</b> 5:10 7:2 12:15	<b>spoken</b> 28:17 33:1,3,4,5,6,7,8,9, 10,12 35:22 36:9, 11,13,25
<b>sending</b> 11:25	<b>slid</b> 33:11	<b>sprout</b> 35:23 38:10,20
<b>separate</b> 18:25	<b>slide</b> 32:5	<b>sprouts</b> 30:20 35:13,23
<b>September</b> 4:1	<b>slope</b> 10:17	<b>staff</b> 20:24
<b>series</b> 22:18	<b>Small</b> 30:20	<b>staining</b> 36:1
<b>service</b> 22:25 33:15,17 37:23	<b>soils</b> 14:5	<b>stains</b> 36:1
<b>Services</b> 4:6	<b>sold</b> 28:7	<b>start</b> 6:5
<b>settle</b> 41:10	<b>sort</b> 27:18 40:18	<b>started</b> 4:16
<b>shared</b> 7:7 10:25 12:13 20:4	<b>sought</b> 39:19	<b>stated</b> 13:16 28:23
<b>shift</b> 20:21	<b>Sounds</b> 24:21	<b>statement</b> 12:5 14:14 18:19 20:16,20,24 21:17 22:2,6,9 25:2,13, 21 29:20 41:23
<b>shifted</b> 26:21	<b>source</b> 11:18	<b>statements</b> 8:19 12:6 25:6,9,17
<b>shocked</b> 17:6	<b>Southern</b> 5:6 15:4,12 16:25 17:10,23 18:5 30:17 31:22 33:20	<b>station</b> 26:10
<b>short</b> 14:20	<b>space</b> 18:10	<b>steep</b> 30:15 31:25
<b>shortly</b> 26:14 41:13	<b>speak</b> 28:13 38:1	<b>step</b> 14:7
<b>shovel</b> 36:24	<b>SPEAKER</b> 20:6, 22 21:12,14,20, 22,24 22:5 24:25 25:4,8,11 29:18 38:11 39:5,9,11, 12 41:5	<b>steps</b> 14:9
<b>show</b> 14:19 35:20, 23	<b>speaks</b> 5:15,16 7:21	<b>Steve</b> 32:4 33:11 36:2
<b>showed</b> 8:3	<b>specialist</b> 17:25	<b>Steven</b> 30:1,11,15 31:8 32:16 34:2
<b>showing</b> 4:23 8:7, 10 9:13	<b>specialize</b> 17:20	<b>stipulate</b> 40:13
<b>shown</b> 14:18	<b>species</b> 5:3 12:20 15:3 30:21 31:17, 18 33:2,5,8 37:12, 24 41:18	<b>stop</b> 18:10 26:23 27:25
<b>shows</b> 9:10 11:24 14:6 19:5 24:13 35:19	<b>specific</b> 5:21 12:21 26:22	<b>stopped</b> 26:10 28:18
<b>shrub</b> 6:22 37:5	<b>specifically</b> 24:2 29:1	<b>straw</b> 40:18
<b>shrubs</b> 5:7 6:23 7:2 13:15 14:17 18:17 23:18,20 24:20 28:20	<b>specifics</b> 13:1	<b>street</b> 4:6 5:24 11:4 13:23 27:13 30:12 37:2 38:3
<b>sign</b> 17:23	<b>specifies</b> 4:22	<b>strongly</b> 8:18
<b>simply</b> 12:2 34:7	<b>speeches</b> 27:8	<b>stubs</b> 30:16
<b>Sincerely</b> 29:17	<b>spoke</b> 10:6 23:16 41:24	<b>stump</b> 31:12,15, 16,17,18,19,20 32:17,19,21,25
<b>single</b> 9:22		
<b>site</b> 6:1,3 8:1 11:17 14:24,25 24:5 26:1 30:10, 19		
		<b>stumps</b> 30:17,19, 20,25 31:9,11,16, 20,21,23 32:2,3, 16 33:3 34:1,4,11 35:10,11,14,25 36:4,6,14,16
		<b>subject</b> 5:24 9:21 11:6 14:17 18:18 24:23 30:10
		<b>submit</b> 22:9,16
		<b>submittals</b> 10:1
		<b>submitted</b> 8:16 9:11 10:3 13:4
		<b>sue</b> 28:9
		<b>sufficient</b> 37:15
		<b>sumac</b> 30:21
		<b>summarize</b> 7:10
		<b>summary</b> 7:6
		<b>superintendent</b> 30:12
		<b>superintendents</b> 19:6 31:8
		<b>supposed</b> 29:10
		<b>survey</b> 31:3,13 32:13 34:24 35:9 36:20
		<b>swing</b> 24:15
		<b>Sycamore</b> 5:7
		<hr/>
		<b>T</b>
		<hr/>
		<b>taking</b> 32:6
		<b>talk</b> 41:1
		<b>talked</b> 24:7
		<b>tasks</b> 11:21
		<b>tax</b> 7:23
		<b>team</b> 25:25 38:25

**telling** 27:21 40:9**telltale** 17:23**testimony** 36:3  
37:6,10,12**text** 24:9,13 26:5**texts** 28:15**texture** 35:20  
36:23**things** 11:10  
16:11 30:5 40:12**time** 6:11 19:16,24  
23:11 33:21 34:1,  
8 35:24 37:14  
39:3 40:24**timeline** 6:4 11:2  
13:2,22,25 18:20**timely** 39:18**times** 28:14**tissue** 36:18**title** 14:3**today** 5:20 7:7,14  
8:10,16 15:1  
20:12,16 21:5,19**told** 15:8 16:3  
21:10 26:8,18  
27:11 29:9,12  
40:16 41:3**tomorrow** 24:15,  
21**total** 7:8 30:17  
35:15**totals** 31:22**touch** 25:18 34:20**touching** 5:19  
11:2**town** 22:23**Toyon** 5:8**trade** 23:9**traffic** 26:3**transcribed**  
14:22**transpired** 8:12  
11:10 14:21 29:15**tree** 4:8,10,23 5:1,  
2,14,17 6:21 9:21  
10:4,5,15,18 11:1  
12:7,15,18,23  
13:1,3 15:17,24  
16:1 17:2,3,10,12,  
16,17,20 18:1,3,  
14,23 19:1,2,4,9,  
13,22 20:13 21:8  
22:11,19,25 23:3,  
15 24:11,12,22,24  
25:25 26:17,18,20  
27:5,6,23 28:22  
30:12 34:10,19,21  
35:2,3,4,5,18  
36:12,14,19 37:3,  
4,19,20 39:20  
40:17**trees** 4:24 5:1,4,  
10 6:15,17,18,23,  
25 7:2,3 9:22  
10:6,9,14,23 11:6,  
20 12:21 13:15,  
21,22,24 14:1,17  
15:3,7,10,12,14,  
19 16:3,13 17:2,  
18 18:17 19:16  
20:14 21:17,18,19  
22:14 23:18,19,24  
24:3,11,20 26:7,  
22 28:8,19 29:2,  
10 30:16 31:5,14  
32:22 34:25 35:1,  
12,21 38:1,6,17,  
19,22 39:24  
40:19,24,25 41:1,  
17**trenching** 36:24**true** 27:19**trunk** 35:5,6**type** 10:15 17:16  
30:24**typically** 32:19

---

**U**

---

**UFD** 13:4 19:3,11

31:7

**ultimately** 8:8**unable** 33:11**uncover** 35:24**understand**  
12:24**Understood** 40:6**undetermined**  
30:21 31:17,18  
33:4,6 36:10,11**UNIDENTIFIED**  
20:6,22 21:12,14,  
20,22,24 22:5  
24:25 25:4,8,11  
29:18 38:11 39:5,  
9,11,12 41:5**unpermitted**  
14:16 18:16,17  
19:4**upset** 17:6**Urban** 4:17 7:16  
9:11 11:7,16  
12:11 19:17 22:8  
30:9**USDA** 12:20  
37:23

---

**V**

---

**Valley** 5:5**verbally** 22:14**verbatim** 39:22**verification**  
27:19**versus** 35:8,9**viable** 35:12  
36:13,18**victim** 40:18**video** 8:10,11  
14:19,20,22  
18:11,13,14 40:16**view** 5:24 11:4

13:23 37:2 38:4

**violation** 6:18  
15:14 19:12**visit** 30:19**visited** 29:4**voice** 27:20 28:15

---

**W**

---

**wait** 8:22 22:4  
40:11**walk** 33:25**walkthrough**  
24:1**walnut** 5:6 15:1,5,  
12,19,22 17:1,10,  
13,17,18,23 30:17  
31:16,18,19,21,22  
32:3,8 33:1,5,7,8,  
9,13 35:13,14,22,  
25 36:8,10,11,21  
37:1 38:9,13,20**walnuts** 10:17  
15:11 17:14,24  
18:5 32:17,22  
33:20 35:15,16,17  
40:15 41:2**wanted** 15:8,9  
21:22 25:1 27:15  
29:19 38:3 41:17**warned** 28:1**warranted** 19:24**Wednesday**  
18:22 25:24**west** 22:20**Western** 5:6**wildlife** 23:22  
28:2**wished** 13:19  
27:9**wishes** 27:22**woman** 26:15

**wood** 15:5 36:7,  
17,18,23

**woodland** 10:7,  
19

**work** 8:24 16:14  
18:14 22:16 24:1  
26:4 28:23 29:13  
33:14,17

**worked** 26:1

**workers** 26:4  
27:9,15 29:5

**working** 23:8

**works** 4:7 17:5  
22:7

**writing** 22:14 29:2

---

**Y**

---

**year** 38:11

**years** 23:10 38:2,  
22

**yellow** 35:25 36:4

---

**Z**

---

**Zillow** 8:2

**zoom** 34:24

RE: MISHA CROSBY-CITY ADMINISTRATION MATTER  
BEFORE HEARING OFFICER: DAVID RIVERA

AUDIO TRANSCRIPTION OF RECORDED HEARING  
SEPTEMBER 27, 2023  
PART 2

CERTIFIED COPY

Transcribed by:  
LAURA A. O'DRISCOLL

Job No.:  
45617CAT-AUDIO(B)

1 RE: MISHA CROSBY-CITY ADMINISTRATION MATTER  
2 BEFORE HEARING OFFICER: DAVID RIVERA  
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10 AUDIO TRANSCRIPTION OF File Hearing  
11 RE Misha Crosby, Part 2, 1:31:22 minutes,  
12 taken on September 27, 2023, transcribed by  
13 LAURA A. O'DRISCOLL.  
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1 PARTIES PRESENT:

2  
3 DAVID RIVERA, Hearing Officer

4 ADENA M. HOPENSTAND, City Attorney

5 MISHA CROSBY, Respondent

6 DAVID MONROE, Attorney for Misha Crosby

7 BRYAN RAMIREZ, Urban Forestry Division

1 September 27, 2023

2  
3  
4  
5 HEARING OFFICER: We will go ahead and  
6 proceed again. Mr. Ramirez, are you ready to close on  
7 this point and let them --

8 MR. RAMIREZ: Yeah.

9 HEARING OFFICER: And you will have a chance  
10 to rebut, okay?

11 MR. CROSBY: So Bryan's reasoning regarding  
12 the intent, one of the things he brought up was the tree  
13 map that he saw on the image of the screen of Raymond.  
14 Now, the e-mails I have attached, especially part of the  
15 second e-mail which got cut off in the exhibit, which is  
16 why it wasn't there, but that was not prepared for a  
17 tree report in any manner whatsoever. That was actually  
18 provided by my designer, Alex, who happened to use red,  
19 right? Which must also be the same color as you used.  
20 There was certainly no intent for an application of any  
21 sort with that. This was actually my flight plan right  
22 here. This survey was done back in 2016 by a company  
23 called Pian Survey (phonetic) and they had provided  
24 that, so none of this was my actually initial work at  
25 all.

1           And in terms of thinking it was safe to  
2   infer regarding the "Please do not cut any protected  
3   trees or any oak trees," I don't think that anything was  
4   safe to infer. It was pretty clear in my instructions.  
5   I hired true professionals to come out and make that  
6   determination. I know nothing about trees.

7           UNIDENTIFIED SPEAKER: So in planning your  
8   house design, had you had a house designed prepared by a  
9   designer.

10          (No verbal response)

11          UNIDENTIFIED SPEAKER: And what did you all  
12   take into account as far as protected trees on the lot  
13   and preparing that?

14          MR. CROSBY: In a survey, it shows actually  
15   marked on that survey oak trees, right? We had  
16   deliberately made that design around any of those oak  
17   trees, and per the design you can see on the map I  
18   provided to Bryan.

19          UNIDENTIFIED SPEAKER: And so your building  
20   plan was to cover -- well, do you have your building  
21   plan that you can give to the hearing officer?

22          MR. CROSBY: I do. I do have a site plan,  
23   yeah.

24          UNIDENTIFIED SPEAKER: And that site plan  
25   worked around the oak trees specifically, so those would

1 not need to be removed.

2 MR. CROSBY: Right.

3 UNIDENTIFIED SPEAKER: And then what did you  
4 know about the number or the kind of protected trees  
5 that were or may be on your lot?

6 MR. CROSBY: Well, what I knew is that I  
7 needed some professional expertise, and so I hired  
8 professional expertise.

9 UNIDENTIFIED SPEAKER: And why did you have  
10 this -- well, what did you do with regard to the first  
11 tree company? And in your declaration, I don't know if  
12 you can go to his declaration so we can look at his  
13 e-mails. Exhibit 18. You didn't have him review the  
14 e-mails when he read his statement.

15 UNIDENTIFIED SPEAKER: Mr. Crosby, are you  
16 gonna submit that as an exhibit?

17 MR. CROSBY: I will. I submitted it to  
18 Bryan but then I will also then submit it as an  
19 additional exhibit to my statement.

20 UNIDENTIFIED SPEAKER: What is our last  
21 exhibit, 20?

22 MS. HOPENSTAND: The last exhibit is 20.

23 UNIDENTIFIED SPEAKER: 20? Okay, so we can  
24 admit it as 21.

25 UNIDENTIFIED SPEAKER: I think it was 12.

1 It is their exhibit.

2 UNIDENTIFIED SPEAKER: Oh, their exhibit.

3 UNIDENTIFIED SPEAKER: Their exhibit  
4 included his e-mails that were not read or discussed.

5 MS. HOPENSTAND: Point of clarification,  
6 Mr. Hearing Officer, are you asking Respondent whether  
7 this exhibit that was displayed on the computer should  
8 be marked as Exhibit 21, or are you asking what exhibit  
9 they are referring to now? There appears to be some  
10 confusion.

11 HEARING OFFICER: I didn't hear any  
12 exhibits offered, and I don't know if they have been  
13 offered or --

14 UNIDENTIFIED SPEAKER: I'm asking the  
15 picture showed on yours, you're going to submit that as  
16 an exhibit?

17 UNIDENTIFIED SPEAKER: I will, yes.

18 UNIDENTIFIED SPEAKER: Okay. And what about  
19 the plan that you said, the building plan?

20 UNIDENTIFIED SPEAKER: That actually -- that  
21 exhibit includes it, but I have also a separate building  
22 plan as well without anything (indiscernible).

23 UNIDENTIFIED SPEAKER: And also, Matt, are  
24 you going to submit that exhibit?

25 UNIDENTIFIED SPEAKER: Yeah, I'm happy to do

1 it.

2 UNIDENTIFIED SPEAKER: Okay. So then the  
3 first one will be 21 and then the plan will be 22.

4 UNIDENTIFIED SPEAKER: Mr. Crosby's e-mail  
5 to the Department of Public Works that was being  
6 displayed earlier --

7 UNIDENTIFIED SPEAKER: This one?

8 UNIDENTIFIED SPEAKER: Yes, Exhibit 12. So  
9 when you wrote this, where you wrote here, "The purpose  
10 of removing the trees and shrubs from this area is for  
11 the proposed floor area for my home." And when you  
12 prepared that, did you discuss the size of the protected  
13 trees, the oaks and stuff with your developer that you  
14 knew about?

15 MR. CROSBY: No, we didn't discuss the size  
16 and that. We just knew that -- there was a 2016 survey,  
17 it was marked on there with oak. (Indiscernible).

18 UNIDENTIFIED SPEAKER: Avoiding the oaks is  
19 what I was getting at.

20 MR. CROSBY: Correct.

21 UNIDENTIFIED SPEAKER: All right. And so  
22 the purpose, the intent section of the statute says,  
23 what was your intent regarding not whether you were  
24 going to build on the property, that's fine, it was did  
25 you have an intent to remove protected trees without a



1 permit? Was that ever your intention?

2 MR. CROSBY: No.

3 UNIDENTIFIED SPEAKER: Did you ever know  
4 that there were any protected trees in that area that  
5 could not be cut without a permit?

6 MR. CROSBY: No.

7 UNIDENTIFIED SPEAKER: And so when you  
8 talked to this first contractor, Raymond Salis, how did  
9 you find him?

10 MR. CROSBY: I either found him on Yelp or  
11 had one of his business cards. It is one of the two. I  
12 certainly have his business card, but I can't remember.

13 UNIDENTIFIED SPEAKER: All right. And if we  
14 can go to the third page of this exhibit, and this is an  
15 e-mail that you wrote to the tree removal man that was  
16 Raymond that was seen in the video?

17 (No verbal response)

18 UNIDENTIFIED SPEAKER: And you said, "Hey  
19 Raymond, as promised, here is the floor plan and the  
20 area that needs to be cleared of trees."

21 MR. CROSBY: Mm-hm.

22 UNIDENTIFIED SPEAKER: And you attached to  
23 that, and it is shown on the next page of Exhibit D, you  
24 can look at that, and when you gave it to me, it didn't  
25 have these circles and writing on it.

1 MR. CROSBY: Correct (indiscernible).

2 UNIDENTIFIED SPEAKER: And on this, who  
3 prepared this?

4 MR. CROSBY: That was prepared by me, that  
5 green area, but it was the instructions were with my  
6 designer.

7 UNIDENTIFIED SPEAKER: So in the upper  
8 right-hand corner, there is a large area that is not  
9 going to be (indiscernible); is that right?

10 MR. CROSBY: Correct.

11 UNIDENTIFIED SPEAKER: And are there trees  
12 on that area?

13 MR. CROSBY: To the left or the right?

14 UNIDENTIFIED SPEAKER: Top right.

15 MR. CROSBY: Yes, there are trees in the  
16 area.

17 UNIDENTIFIED SPEAKER: And so to say that  
18 the entire lot is being cleared of all trees, that is  
19 not a true statement, even today; those trees are still  
20 there, they were never touched.

21 MR. CROSBY: Correct.

22 UNIDENTIFIED SPEAKER: Now when you --

23 UNIDENTIFIED SPEAKER: I'm going to  
24 interject. There was actually -- in that clutter of  
25 trees, there is three oak trees in the middle on the

1 very left side which would be the west. There is an  
2 older Elderberry at the top and to the west of that. To  
3 the east of that, there is an older walnut. So it is  
4 not just oak trees down there.

5 UNIDENTIFIED SPEAKER: And so those are  
6 still -- and I guess we will get to you as far as what's  
7 out there and what was --

8 UNIDENTIFIED SPEAKER: Yeah, I just want to  
9 clarify what's on the corner.

10 UNIDENTIFIED SPEAKER: So I want to clarify  
11 the statement that he knew that there were lots of trees  
12 on the lot and his building plan didn't involve removing  
13 a lot of those trees, and that was intentional, correct?

14 MR. CROSBY: Mm-hm.

15 UNIDENTIFIED SPEAKER: Because you knew  
16 there were protected trees out there?

17 MR. CROSBY: Correct. I certainly knew the  
18 oaks were protected.

19 UNIDENTIFIED SPEAKER: And then why did you  
20 get -- if you look at the prior page, Attachment C,  
21 Exhibit C, and on this you wrote to him, you said  
22 that -- you sent him the floor plan, and then you said,  
23 "The first PDF shows the overall area that needs to have  
24 the trees removed highlighted in green." That's what we  
25 just looked at?

1 MR. CROSBY: Correct.

2 UNIDENTIFIED SPEAKER: The other PDF shows  
3 the proposed home and the trees need removing marked in  
4 red.

5 MR. CROSBY: Mm-hm.

6 UNIDENTIFIED SPEAKER: And that's what you  
7 showed the officer a moment ago on your --

8 MR. CROSBY: Correct.

9 UNIDENTIFIED SPEAKER: For whatever reason,  
10 that didn't get attached to this --

11 MR. CROSBY: Correct, it was a second page  
12 of it, and it didn't attach easily. It was half.

13 UNIDENTIFIED SPEAKER: And who made the  
14 markings in red?

15 MR. CROSBY: That would have been myself.

16 UNIDENTIFIED SPEAKER: And did you ever have  
17 a tree -- as Mr. Ramirez suggested, did you ever have an  
18 actual tree report done or prepared as -- for city  
19 requirements so that you could make a permit  
20 application?

21 MR. CROSBY: No, I did not.

22 UNIDENTIFIED SPEAKER: I mean, you would  
23 need that ultimately as far as applying for a building  
24 permit. Did you know that?

25 MR. CROSBY: I am not aware of these rules.

1 I am learning them as they go, but I believe I will  
2 become more familiar.

3 UNIDENTIFIED SPEAKER: Just to add  
4 something, there is no record in the system of you ever  
5 applying for a permit to remove a tree, correct?

6 (Indiscernible).

7 UNIDENTIFIED SPEAKER: So when you make a  
8 request on 3/11 to apply for a permit to remove a  
9 protected tree, it automatically e-mails you back all of  
10 the information that has to be on a protected tree  
11 report. So there is a record of him actually never  
12 making that request. Therefore, he wouldn't have had  
13 the information to -- he wouldn't have -- he wouldn't  
14 have had that information to give to someone like me to  
15 create a tree report.

16 UNIDENTIFIED SPEAKER: And then continuing  
17 that paragraph, it says, "There may be shrubs and  
18 smaller trees, et cetera, that are not shown on the  
19 maps" (indiscernible) "in the green highlighted area  
20 that they are" (indiscernible). "Please make sure the  
21 right work is done so that the roots will not cause the  
22 trees to grow back." And then you wrote in the report,  
23 "Please do not remove the oak trees or any other  
24 protected trees on the lot." And if there were other  
25 protected trees on the lot, what did you expect him to

1 do?

2 MR. CROSBY: To tell me.

3 UNIDENTIFIED SPEAKER: And to not remove  
4 them.

5 MR. CROSBY: Correct.

6 UNIDENTIFIED SPEAKER: I mean, you went out  
7 there with Mr. Raymond Salis before you hired him?

8 MR. CROSBY: Correct.

9 UNIDENTIFIED SPEAKER: He looked at the  
10 trees?

11 MR. CROSBY: Mm-hm.

12 UNIDENTIFIED SPEAKER: Did you discuss with  
13 him whether he knew they were protected or not?

14 MR. CROSBY: We discussed that -- we planned  
15 out specifically the oak trees, but other than that, he  
16 said we were fine to proceed.

17 THE COURT: When you went up there that day  
18 when Jamie was there and they were cut, they cut some  
19 walnut trees, did you have a conversation with Raymond  
20 Salis about that, and why didn't he tell you that? What  
21 did he say, if anything?

22 MR. CROSBY: They were not protected, and he  
23 at that point didn't know -- didn't know much about what  
24 Jamie was saying, and so at that point he was starting  
25 to ask Jamie for information, and I was still trying to



1 (indiscernible).

2 UNIDENTIFIED SPEAKER: In fact, if you play  
3 back the video, he thought one of the walnuts was  
4 another type of walnut that was not protected.

5 MR. CROSBY: Yes, he said he thought it was  
6 a northern (indiscernible).

7 UNIDENTIFIED SPEAKER: So what did you do  
8 with regard to Mr. Salis doing any further work?

9 MR. CROSBY: I told him to stop immediately.  
10 We did not continue work with Raymond.

11 UNIDENTIFIED SPEAKER: And what date was  
12 that one? July 7th?

13 UNIDENTIFIED SPEAKER: June 28th.

14 UNIDENTIFIED SPEAKER: So then were  
15 you -- were you surprised that he had cut protected  
16 trees?

17 MR. CROSBY: Yeah.

18 UNIDENTIFIED SPEAKER: And then you go over  
19 to -- we can look again over on Exhibit F, you had hired  
20 him. The description (indiscernible) was cut down 7  
21 trees, shrubs on hillside as outlined in e-mail  
22 correspondence. And you were going to pay him \$3,200?

23 MR. CROSBY: \$3,200. I actually paid him a  
24 little less because of him stopping, and I can't quite  
25 remember the figure off the top of my head, but it was a

1     portion less because he didn't finish.

2                   UNIDENTIFIED SPEAKER: All right. Now, in  
3     the video up there, Mr. Jamie Hall focused in on a scrub  
4     oak that's cut down, and he implied that that was a  
5     protected tree. Did you have a conversation with  
6     Mr. Ramirez about whether scrub oaks are protected after  
7     the fact?

8                   MR. CROSBY: After the fact, when  
9     Mr. Ramirez was on the property, he was assessing the  
10    trees, and he had called out at one point "oak" and I  
11    was really quite upset at that moment because I was  
12    like, "Oh, an oak," and per my request, he was  
13    definitely not to cut oaks, so I had thought maybe that  
14    was the case, but then Mr. Ramirez made it clear that  
15    that actually is not a protected oak.

16                  UNIDENTIFIED SPEAKER: But then he cut those  
17    without a permit.

18                  MR. CROSBY: Correct.

19                  UNIDENTIFIED SPEAKER: It was your  
20    understanding.

21                  MR. CROSBY: Yes.

22                  UNIDENTIFIED SPEAKER: And then if we go  
23    over to the company that you ended up hiring, Tree  
24    Genius --

25                  MR. CROSBY: No, Tree Genius isn't right.

1 California Tree Design.

2 UNIDENTIFIED SPEAKER: California Tree  
3 Design.

4 MR. CROSBY: Correct.

5 UNIDENTIFIED SPEAKER: And tell the officer  
6 what you did as far as hiring them. What was your due  
7 diligence?

8 MR. CROSBY: Jamie had specifically  
9 mentioned to get a certified arborist for any future  
10 work, and so I went out and tried to find a company that  
11 had certified ISA arborists, and that's how I found  
12 California Tree Design.

13 UNIDENTIFIED SPEAKER: And then we've got  
14 your e-mail to them on July 6th, which is Exhibit J.  
15 And then Exhibit J you were asking them -- did you go  
16 out there with him before they worked?

17 MR. CROSBY: I met one of the people from  
18 that company, correct, yes, before (indiscernible).

19 UNIDENTIFIED SPEAKER: All right. And what  
20 did you talk to them about?

21 MR. CROSBY: I talked to them about  
22 finishing cutting any remaining trees in the outlined  
23 area.

24 UNIDENTIFIED SPEAKER: All right. Did you  
25 talk to him about protected trees?

1 MR. CROSBY: Yes, I specifically asked them  
2 not to, and I said if there is anything that may -- do  
3 not cut any protected trees.

4 UNIDENTIFIED SPEAKER: All right. Did they  
5 tell you what their opinion was about whether there were  
6 any remaining protected trees in the area?

7 MR. CROSBY: They believed we were  
8 absolutely fine.

9 UNIDENTIFIED SPEAKER: All right. And then  
10 this is -- I have attached a map of the lot with the  
11 area marked in yellow. I have just part of that map the  
12 city has written on. So this is, again, you provide a  
13 map. The other area had been cleared already to your  
14 understanding?

15 MR. CROSBY: The vast majority of it, yeah.  
16 It is just the way these unfortunately (indiscernible).

17 UNIDENTIFIED SPEAKER: And so do you have  
18 this map that we can submit to the hearing officer?

19 MR. CROSBY: (Indiscernible).

20 UNIDENTIFIED SPEAKER: So we will update  
21 this with the exhibit that was attached to this e-mail  
22 so you will have that.

23 UNIDENTIFIED SPEAKER: So that will be  
24 Exhibit 23?

25 UNIDENTIFIED SPEAKER: Yes.

1 UNIDENTIFIED SPEAKER: So for clarification,  
2 it is going to be --

3 UNIDENTIFIED SPEAKER: Yellow highlighted  
4 map attached to e-mail of July 6, 2023. And then your  
5 Estimate K from them, Exhibit K, in writing. And this  
6 was -- it says, "Tree trimming," and you were going to  
7 pay them \$1,800 to finish the job that the other guy  
8 started?

9 MR. CROSBY: Correct.

10 UNIDENTIFIED SPEAKER: It says, "Remove  
11 selected trees and shrubs in highlighted area per the  
12 PDF map provided. Removal of resulting stumps on ground  
13 as much as possible for tree stumps to" (indiscernible).  
14 "California Tree Design will not remove the oak trees or  
15 any other protected trees on the lot." And did you  
16 trust them to do that?

17 MR. CROSBY: Yes.

18 UNIDENTIFIED SPEAKER: And so far, as you  
19 know, when they went out and worked on July 7th, did  
20 they remove any protected trees?

21 MR. CROSBY: No, on that day, no.

22 UNIDENTIFIED SPEAKER: And what happened  
23 that day while they were out there? What did you learn  
24 was happening? It is in your statement, but tell us  
25 again.

1 MR. CROSBY: Regarding --

2 UNIDENTIFIED SPEAKER: A call about  
3 protected trees being removed that day.

4 MR. CROSBY: Oh, regarding Ricky? So I  
5 received -- it was actually a call, and I got back out  
6 there of getting the workers some coffee, and some  
7 (indiscernible) and I came up, and one of the workers  
8 said, "Hey, there was a neighbor here, she said that  
9 Misha has been fined. He's not supposed to be  
10 cutting" --

11 UNIDENTIFIED SPEAKER: This is July 7th?

12 MR. CROSBY: Correct. "He has been fined.  
13 He's not supposed to be cutting trees on the lot." And  
14 so they called their boss to see if they should keep  
15 proceeding, and he said "Yes."

16 UNIDENTIFIED SPEAKER: The tree company  
17 called their boss?

18 MR. CROSBY: Correct. And then when I got  
19 back, I also (indiscernible).

20 UNIDENTIFIED SPEAKER: All right. And for  
21 the officer, you know, I called the tree company  
22 yesterday to try to talk with their people that were out  
23 there onsite. I only talked to one of the certified  
24 arborists who had not been to the site, and I had not  
25 heard back from them, but if we can supplement with



1 statements from them, declarations that -- as to what  
2 they actually did and that they did not remove any  
3 protected trees that day, I would like to maybe do that,  
4 if you could. But I don't have that today.

5 UNIDENTIFIED SPEAKER: When do you think you  
6 will have it? Because we have to make a determination,  
7 so...

8 UNIDENTIFIED SPEAKER: Today is Wednesday.  
9 I can try to have it for you by Monday.

10 MS. HOPENSTAND: If you allow supplemental  
11 evidence, if the hearing officer has discretion to  
12 decide to accept supplemental evidence after this  
13 hearing, if you could allow any time to respond  
14 (indiscernible) if you're allowing it, a time to  
15 respond. If you're not allowing it, then  
16 (indiscernible) supplemental response.

17 UNIDENTIFIED SPEAKER: Yeah, that would be  
18 great.

19 UNIDENTIFIED SPEAKER: With a code, provide  
20 a time of it on the hearing officer to render his  
21 decision?

22 UNIDENTIFIED SPEAKER: 30 days.

23 UNIDENTIFIED SPEAKER: At this point --

24 UNIDENTIFIED SPEAKER: I think we would  
25 rather go -- we would rather (indiscernible) proceed and

1 find out what's happening, and then we're interested in  
2 discussing with you all the situation, because your  
3 recommendation might change now that you have additional  
4 information.

5 UNIDENTIFIED SPEAKER: Well, let's just  
6 continue here.

7 UNIDENTIFIED SPEAKER: When you had this  
8 second group go out, did you think you needed a permit  
9 for them to do the work they were gonna do?

10 MR. CROSBY: No.

11 UNIDENTIFIED SPEAKER: And why is that?

12 MR. CROSBY: Because they told me that they  
13 weren't going to be cutting any protected trees.

14 UNIDENTIFIED SPEAKER: Did anybody ever tell  
15 you that you cannot go on your property and remove  
16 unprotected trees without a permit?

17 MR. CROSBY: (No verbal response)

18 UNIDENTIFIED SPEAKER: And, in fact, that's  
19 not the law, is it? That you don't need a permit is  
20 your understanding.

21 MR. CROSBY: As I understand it, you can  
22 remove any tree on your lot without permits as long as  
23 they are not protected.

24 UNIDENTIFIED SPEAKER: With regard to the  
25 trees that are out there, I would like to turn over to

1 Mr. Kelly Lewis and our mitigation plan, because there  
2 were trees removed, and there is --

3 UNIDENTIFIED SPEAKER: Also had an  
4 opportunity to give them (indiscernible). Would you  
5 like one?

6 UNIDENTIFIED SPEAKER: Yes, please. This  
7 will be Exhibit 24.

8 UNIDENTIFIED SPEAKER: So my tree report,  
9 there is only one discrepancy on not stumps, I didn't  
10 see the Elderberry stump. It might have been buried  
11 when I went out there the first time, and I just didn't  
12 look back at that area the second time I went out there,  
13 so I didn't even account for that. But if we could pull  
14 up the pictures of the 2022 street view from the side,  
15 just to clarify, before the trees are there.

16 UNIDENTIFIED SPEAKER: Look to the Kubel  
17 Map?

18 UNIDENTIFIED SPEAKER: Kubel Street Viewer.  
19 Where you can see it from the side-view. So that thing  
20 right there, that would be the Elderberry.

21 UNIDENTIFIED SPEAKER: Which things?

22 UNIDENTIFIED SPEAKER: The one the hand is  
23 on. That's the Elderberry stump, so that's -- that  
24 appears to be a stump regrowth, because that stump is  
25 gigantic in the picture, and what's there is remnants of

1 what was a tree, so what happens is somebody cut that  
2 down and (indiscernible), and that's no longer a tree,  
3 it is a regrowth. So in my report, I went over the  
4 stumps, and I measured -- I didn't measure two of the  
5 stumps were cut flush to the ground, so we cannot  
6 determine how big or how many uprights, upright trunks  
7 emanated out of that, and I can't determine any kind of  
8 health related to that stump, because we can kind of  
9 gauge the health of the tree based on the health of the  
10 stump. So a couple of them, they were rotten, even more  
11 than what they had shown. One of them was obviously an  
12 old Elderberry stump. That thing is old and rotten. I  
13 just called it an old stump. I couldn't even tell what  
14 it was. There was another one that obviously had a  
15 (indiscernible) on it which was a dead stump that had a  
16 regrowth, and there is obviously some of the other ones  
17 which are obviously bigger trees. So when you go from  
18 how big the cuts are at the bottom, that doesn't tell us  
19 how big the trunk was at four-and-a-half feet. If it is  
20 six inches down here, how big is it at four-and-a-half  
21 feet, and how many trunks do we have? So that calls  
22 into question maybe two of them, two more of the trees  
23 and how big were they? Because when you look at the  
24 overhead, it is hard to tell. Other than these first  
25 three trees here, we can't tell what's what behind that.

1 We can't tell the size of the trunk diameters or  
2 anything like that. I can't reasonably make an  
3 estimation on how big anything is beyond that, of what I  
4 can see -- what I can see the bases of. These trees  
5 definitely, you know, were bigger, and the stumps call  
6 that out. Beyond that, in that corner were all the  
7 stumps that were identified. So those were the ones  
8 we're not arguing about. There is the scrub oak, the  
9 other little oak -- other little stumps. There was an  
10 sumac stump, and then also there was some -- there was  
11 other walnuts back there. Those are the ones that would  
12 be (indiscernible).

13           Any questions on my synopsis in my report?  
14 So it's -- so based on the map that they submitted from  
15 the older report, can you pull up that older map that  
16 has the red -- that he submitted from a previous survey?  
17 It shows all the trees and little -- yeah, that. So  
18 this map has reference to -- it has reference to trees,  
19 but it doesn't say what they are and where they are,  
20 and this is oak. So we can't tell what's what based  
21 on -- based on what kind of tree was that. Were  
22 those -- were they Elderberries? Were they walnuts?  
23 Were they whatever the hell -- unknown species? Was it  
24 the scrub oak? So there is some indetermination there  
25 of who is who. Obviously the ones at the top there are

1 marked "oak." There is oak, oak there. It doesn't even  
2 show the Elderberry that was to the side of that, to the  
3 left. So there is the oak trees and the walnut tree.  
4 That tree up there, the tree that says "tree" right  
5 there, right about the curve, that's a walnut. Even  
6 though it says "tree," it wasn't identified as a walnut.  
7 So this thing is a bit -- they use it as a reference to  
8 what was there is you can't determine who is who, what  
9 species is what, and even at that time, this is -- what  
10 year was this?

11 MR. CROSBY: The survey was done in 2016.

12 UNIDENTIFIED SPEAKER: Yeah, so it has been  
13 a long time. So whether those trees are there now,  
14 beyond the three we can see, who knows what was there.  
15 But definitely there was -- there was -- on my survey, I  
16 did mark out the walnuts. I went back out there last  
17 week and all the walnuts had regrown, so it is easier to  
18 tell who is who. And then some of the other things had  
19 regrown. I could tell there were Elderberry because the  
20 leaflets weren't consistent with Elderberry leaves.  
21 Elderberry has opposite leaves where there is two leaves  
22 coming off a branch. These other trees had opposite and  
23 offset. They definitely weren't Elderberry. So this is  
24 questioning on which ones were which and the conditions  
25 of some of the walnuts. That's all my report basically



1 says. I can't determine it. And based on what we're  
2 looking at here, other than the upper three trees, we  
3 really can't -- nobody really can tell what they were.  
4 So there is some ambiguity there. Any questions?

5 MS. HOPENSTAND: (Indiscernible).

6 UNIDENTIFIED SPEAKER: Just some clean-up  
7 for the record, Exhibits 1 through 20 which were part of  
8 the State Services, those should be considered offered  
9 and part of the record. Because there was a comment  
10 made about that earlier, just to clarify.

11 UNIDENTIFIED SPEAKER: There were a number  
12 of exhibits they never discussed, a lot of e-mails from  
13 individual people. Those are being admitted.

14 UNIDENTIFIED SPEAKER: Part of the report I  
15 have even provided, and he went through and described  
16 what each exhibit contained and is offering those for  
17 the record. You have copies of them.

18 UNIDENTIFIED SPEAKER: I'm looking at an  
19 e-mail from Heidi, a lady named Heidi who she's made a  
20 bunch of statements in here. I mean --

21 UNIDENTIFIED SPEAKER: I don't want us to  
22 get off track. I'm just saying that there are -- there  
23 is a report. They have been provided to you along with  
24 everything else.

25 UNIDENTIFIED SPEAKER: Oh, is this what

1     you're calling a report?

2                 MS. HOPENSTAND:  (Indiscernible).  They have  
3     been introduced at the hearing.  They have been offered  
4     into evidence, and they have been admitted into  
5     evidence, and the weight of that evidence will be  
6     something the hearing officer will determine.

7                 UNIDENTIFIED SPEAKER:  Do you agree with  
8     that?  All of this is now offered into evidence and  
9     admitted?

10                UNIDENTIFIED SPEAKER:  Yes.

11                UNIDENTIFIED SPEAKER:  So let me make  
12     something clear on how I measured my -- measured the  
13     trees.  So I measured the stumps at where the cuts were.  
14     I didn't measure the whole width of the flat part of the  
15     stump.  The stumps will come up and the growth will come  
16     out of those.  So to measure down here, you might get a  
17     24-inch stump where up here you get a five- or six-inch  
18     growth out of it, and then you might get (indiscernible)  
19     of those.  So it depends on where you measure it, what  
20     you're measuring, how you're looking at it.

21                So what was your question about?

22                UNIDENTIFIED SPEAKER:  Looking at the  
23     exhibit, the top (indiscernible).

24                UNIDENTIFIED SPEAKER:  I was gonna ask about  
25     on the left side of this there is a lot of stumps that,

1 according to you, were not protected trees.

2 UNIDENTIFIED SPEAKER: What page are you on?

3 UNIDENTIFIED SPEAKER: Eleven.

4 UNIDENTIFIED SPEAKER: And you have a bigger  
5 version of this?

6 UNIDENTIFIED SPEAKER: Oh, yeah. This is  
7 the old school way to do it.

8 UNIDENTIFIED SPEAKER: For clarification,  
9 that's just a bigger plot plan or --

10 UNIDENTIFIED SPEAKER: Yeah, that's a bigger  
11 version of what you're looking at.

12 UNIDENTIFIED SPEAKER: Gotcha.

13 UNIDENTIFIED SPEAKER: So in case you can't  
14 see it --

15 UNIDENTIFIED SPEAKER: Number 11?

16 UNIDENTIFIED SPEAKER: So if there is  
17 comments in the e-mail attachments that are in the  
18 city's exhibit, to the effect that there is this grove  
19 of walnut trees here, over here on the left side, these  
20 are stumps, and they were -- when you say they were  
21 unknown, have you determined that they were not walnut?

22 UNIDENTIFIED SPEAKER: They are not  
23 protected species.

24 UNIDENTIFIED SPEAKER: They are not  
25 protected species. So if someone indicated there was

1 this grove of walnut trees and Elderberries that were  
2 all removed, your findings would be contrary to that?

3 UNIDENTIFIED SPEAKER: Right. The only  
4 Elderberry that would have been there would have been  
5 somewhere near Tree 5 would have been in that area.  
6 That's the stump I missed, somewhere on the top of that  
7 hill.

8 UNIDENTIFIED SPEAKER: So without a doubt  
9 there were trees being removed out there that were not  
10 protected.

11 UNIDENTIFIED SPEAKER: Correct.

12 UNIDENTIFIED SPEAKER: And they were mixed  
13 in with some protected trees.

14 UNIDENTIFIED SPEAKER: Correct. And then  
15 the only ones we could tell for sure were -- the only  
16 ones we could really see were 5 -- 8, 5 -- well, 8  
17 wasn't much of anything, but it was 8, 5, and 6, and 7  
18 was a little bit of -- was a little nothing. So we  
19 could only really see up here with a street viewer from  
20 this edge, and we couldn't really see what's back here  
21 in the bottom.

22 UNIDENTIFIED SPEAKER: And then with regard  
23 to mediation, planting of other walnuts, to mitigate  
24 this unfortunate event, what are your suggestions  
25 (indiscernible).

1 UNIDENTIFIED SPEAKER: Based on what's out  
2 there in the space, this is what I came up with. It is  
3 in the report. Taking into consideration -- I don't  
4 know what page that is. Referring to Page 13. Replant  
5 locations.

6 UNIDENTIFIED SPEAKER: Still Exhibit 24.

7 UNIDENTIFIED SPEAKER: Yes. And Appendix A,  
8 Page --

9 UNIDENTIFIED SPEAKER: 13.

10 UNIDENTIFIED SPEAKER: -- 13. So in this  
11 map. Taking into consideration somebody might want to  
12 build a house over here where these trees are no longer  
13 existing, that came into this after. I'm just going  
14 based on what's out there. So there is -- there is room  
15 in the lower half of the property to the west of the  
16 existing Elderberry for quite a number of trees, and  
17 then along the edge of the lot, going basically from the  
18 bottom walnut almost to the top we even put trees along  
19 here. Now, the ordinance does -- what's got changed,  
20 and since the olden days, before you weren't allowed to  
21 put mitigation trees on other properties. You had to  
22 put them all on the same property. Now they allow us  
23 for it. So there is another lot next door which is  
24 basically unbuildable and unusable between these two  
25 lots, a smaller lot where a large number of mitigation

1 trees were to be planted on top of these other two  
2 spaces. So a walnut forest could be replanted. And  
3 then there would be -- my discussion -- if we get that  
4 would be, okay, which trees were viable, how many, the  
5 number, the sizes, that would be something we could  
6 discuss. That's to be determined, I guess.

7 Any questions?

8 UNIDENTIFIED SPEAKER: Mr. Hearing Officer,  
9 there are a number of e-mails in this packet.

10 HEARING OFFICER: Correct.

11 MR. MONROE: And many of them restate the  
12 same things which are statements that a Mr. James Mills  
13 made, that they were protected trees removed on July  
14 7th, and these e-mails express outrage that Mr. Crosby  
15 would hire people to go out and remove trees that are  
16 protected after he knew they were protected and after he  
17 was told to stop it. I think we've presented evidence  
18 to know that's true. I won't walk through all of these,  
19 but I do ask you to consider that Mr. James Mills, they  
20 call on him and said in the video, you know, "You  
21 shouldn't be doing this, basically we're going to stop  
22 you." The lady with him said that. They have an agenda  
23 to try to stop work on this house, and they have  
24 expressed things. What's said in these e-mails we  
25 contend are not true. There was nothing on July 7th.



1 If he had known that, he would have never done that.  
2 And that's the basis for the recommendation to not let  
3 him build on his property for seven years, which would  
4 be -- I guess I'm making closing argument -- would be  
5 punishing him because of a fraudulent contractor that he  
6 paid thousands of dollars to remove trees without a  
7 permit, and that contractor knew he had to have a permit  
8 to remove protected trees. If he did that without  
9 telling him, you know, that's fraud. He's a victim of  
10 fraud in that sense. He's a victim for sure of an  
11 either ignorant or unscrupulous contractor. I don't  
12 know if the contractor really didn't know the difference  
13 between the protected walnuts or not. He said on camera  
14 that he thought it was not protected, though, it is not  
15 protected walnut. Regardless, to punish Mr. Crosby for  
16 that contract, I don't know how he got a license. I  
17 don't know what's involved in being a licensed tree  
18 contractor, but they should be required to know what's  
19 protected and what's not protected. I don't know. But  
20 to punish Mr. Crosby for seven years on his property  
21 virtually, you know, he's a young man, prevent him from  
22 opening a home there, he's happy -- I think he's shown  
23 compliance. He's shown willingness. We were never told  
24 any of this until today. This is September 25th. And  
25 these allegations were made on July 7th. And for

1 two-and-a-half months public -- you know, e-mails to  
2 other people, stirring up public outrage when we had no  
3 knowledge any of that was going on, and I sent a letter  
4 to Mr. Hall asking him, "Who have you told about this  
5 and what have you said?" Because what you said in that  
6 video had incorrect statements.

7 Do you have the overhead maps, the overhead  
8 photographs?

9 UNIDENTIFIED SPEAKER: You mentioned these  
10 were your closing? You may want to wait --

11 UNIDENTIFIED SPEAKER: Okay. Perfect. I'll  
12 do that.

13 UNIDENTIFIED SPEAKER: -- for the city.

14 UNIDENTIFIED SPEAKER: Let me just  
15 present -- I guess this would be number -- are we at  
16 Exhibit 25?

17 UNIDENTIFIED SPEAKER: I believe 25.

18 MS. HOPENSTAND: Yes.

19 UNIDENTIFIED SPEAKER: Yes.

20 MR. MONROE: These are Google overhead. The  
21 first one, Exhibit 25, this is a May 9th, 2022 overhead  
22 of this lot, and the point here is you can see on  
23 this --

24 UNIDENTIFIED SPEAKER: What's the date?

25 MR. MONROE: It is right there in the bottom

1 left-hand corner, May 9th, 2022.

2 UNIDENTIFIED SPEAKER: Okay.

3 MR. MONROE: You can see how a great portion  
4 of this lot is completely bare, and at this time of  
5 year, there is no growth on it. There is a tree clump  
6 in the middle here, and so the suggestion that Mr. Jamie  
7 Hall made in his video, because he showed this barren  
8 area, and he said this was all full of Elderberries and  
9 walnut trees, that is an absolute lie, and that's an  
10 inflammatory statement that was made. You know, the  
11 thing about when you accuse somebody of wrongdoing, you  
12 can't ever unpluck the chicken. You can't put the wings  
13 back in once you pull it out. And once people say  
14 things like that and damage a man's reputation, it  
15 sometimes can't be undone. Now, this is Exhibit 26.  
16 This is July 10th. N27 is a poster route. And this  
17 shows July 10th, this would be after everything was  
18 done, and you can see --

19 UNIDENTIFIED SPEAKER: Hang on, Mr. Monroe.

20 MS. HOPENSTAND: Where is the date?

21 UNIDENTIFIED SPEAKER: Exhibit 26 is going  
22 to be dated 7/10/23.

23 UNIDENTIFIED SPEAKER: It says "imagery  
24 date." That's off of Google.

25 UNIDENTIFIED SPEAKER: Okay. That's going

1 to be Exhibit 26.

2 UNIDENTIFIED SPEAKER: And 27 is the same,  
3 just farther back.

4 MS. HOPENSTAND: Oh, okay.

5 UNIDENTIFIED SPEAKER: Same date?

6 UNIDENTIFIED SPEAKER: Same date.

7 UNIDENTIFIED SPEAKER: So when you compare  
8 those with May of 2022, you can see that the great  
9 portion is still empty. (Indiscernible) idea that this  
10 was not a lot full of trees, not like road trees, and so  
11 I hope that gives a little more perspective that  
12 Mr. Crosby was -- well, let me ask, according to the  
13 plans that you all had with the trees that were removed,  
14 would they need to be removed in order for you to build  
15 a residence on that lot?

16 MR. CROSBY: Yeah.

17 UNIDENTIFIED SPEAKER: I mean, would you be  
18 able to build a residence without having some of those  
19 trees removed?

20 MR. CROSBY: I don't think it would be  
21 viable.

22 UNIDENTIFIED SPEAKER: And so I think that's  
23 all we have for now.

24 MS. HOPENSTAND: I'm going to take the  
25 questioning (indiscernible). If I may start with

1 Mr. Lewis, we have in our possession the tree service  
2 report, and I don't recall what exhibit it is, but for  
3 clarity this is Exhibit 24 submitted (indiscernible).  
4 Just a couple of questions, Mr. Lewis. If you could  
5 turn to Page 8 of that report, is it your conclusion as  
6 demonstrated here that there were eight black walnut  
7 trees that had been removed?

8 MR. LEWIS: I found eight stumps out there.

9 MS. HOPENSTAND: Eight stumps.

10 MR. LEWIS: Eight stumps that were black  
11 walnuts, and in there is which ones are viable, which  
12 ones were not. And there is some things I can't  
13 determine how big they were, their health ratings,  
14 because information is limited.

15 MS. HOPENSTAND: I will have some questions  
16 about that. But I just wanted to refer to the first  
17 sentence of the first paragraph, "A total of eight  
18 Southern California Black Walnut trees were recently cut  
19 down to stumps at the subject property." Was that your  
20 connection based on your sight of it?

21 MR. LEWIS: That's based on what my sight  
22 is, yes.

23 MS. HOPENSTAND: And you agree with the  
24 representations that you include in the report; to the  
25 best of your knowledge that's why you included this

1 information in the report --

2 MR. LEWIS: Yes.

3 MS. HOPENSTAND: -- did you not? So you  
4 understood eight Southern California Black Walnut trees  
5 were recently cut down. However, you have some -- some  
6 questions of the eight black walnut trees, there is no  
7 dispute that Nos. 5, 6, and 8 were protected; is that  
8 correct?

9 MR. LEWIS: Were protected species, yes.

10 MS. HOPENSTAND: And you raised some  
11 questions as Stump Nos. 1, 2, 3, 4, and 7?

12 MR. LEWIS: Not that they were black  
13 walnuts, of their size, condition, and how big they  
14 were.

15 MS. HOPENSTAND: And you mentioned that your  
16 analysis was based on the stump at the base; is that  
17 right?

18 MR. LEWIS: Correct.

19 MS. HOPENSTAND: And that's because you  
20 couldn't measure four-and-a-half --

21 MR. LEWIS: Correct.

22 MS. HOPENSTAND: -- is it inches?  
23 Centimeters? What is it?

24 MR. LEWIS: Inches. (Indiscernible). It is  
25 in here somewhere.



1 MS. HOPENSTAND: And you couldn't measure  
2 standard height because the trunk -- (indiscernible).

3 MR. LEWIS: Yes.

4 MS. HOPENSTAND: Okay. And that was the  
5 same method that you heard Urban Forestry Division here  
6 represented Bryan Ramirez and Mr. Dupre indicate that  
7 that was how they performed their (indiscernible). Is  
8 that your understanding?

9 MR. LEWIS: I don't know how they -- the  
10 method they used on measurements. I'm just explaining  
11 the methods I used for measurements. I didn't measure  
12 the entirety of the place at the stump, I measured the  
13 upgrowths when I could find them. Two of the stumps  
14 were cut so low all's you had is a flattened piece.

15 MS. HOPENSTAND: So you were left to measure  
16 what you would measure because that's what was onsite.

17 MR. LEWIS: True.

18 MS. HOPENSTAND: Is that fair to say?

19 MR. LEWIS: And I can't make assumptions of  
20 what the tree looked like before or after that based on  
21 the fact that we can't see anything.

22 MS. HOPENSTAND: Okay. I think -- when were  
23 you contracted to perform this tree study? Is this  
24 called a tree study? A tree report? September 27th is  
25 when it was produced, but when were you asked to perform

1     this --

2                   MR. LEWIS:  When he first called me, when I  
3     sent him a proposal.  And then he agreed to the  
4     proposal, and then I was contracted to do it.  I didn't  
5     put those in thinking they're not relevant.

6                   MS. HOPENSTAND:  Did you understand that the  
7     report was initially due July 28th but there was an  
8     extension given?

9                   MR. LEWIS:  I wasn't given a time when the  
10    report was due.

11                  MS. HOPENSTAND:  Okay.  This report was  
12    prepared and it is dated September 22nd, and do you know  
13    if this was provided to the city before today or --

14                  MR. LEWIS:  It was not.

15                  MS. HOPENSTAND:  It was not.  So today is  
16    the opportunity -- the court's opportunity to now see  
17    the report.  I think those are my questions for you.  
18    But I may come back to you.

19                  I'm going to now turn to Mr. Crosby.  
20    Mr. Crosby, I'm going to refer to exhibit -- I'm going  
21    to be asking you questions, specifically the  
22    communications with the second tree company.  I'm going  
23    to quickly refer to their name --

24                  MR. CROSBY:  California Tree Design.

25                  MS. HOPENSTAND:  -- California Tree Design,

1 and I am going to refer to an Exhibit 12, and I'm  
2 looking for your opinion and conclusion within that  
3 document. Exhibit J.

4 MR. CROSBY: Yeah, the e-mail to  
5 (indiscernible).

6 MS. HOPENSTAND: Yes. And actually I might  
7 share with you my document because it is colored, and I  
8 see yours is not. If you would look at Exhibit J, there  
9 is the top of the map you indicated is cut off, there is  
10 a portion in pink, a portion in green, and a portion  
11 that purports to be in yellow, like a lighter green.

12 MR. CROSBY: Right.

13 MS. HOPENSTAND: Do you see that?

14 MR. CROSBY: Yes.

15 MS. HOPENSTAND: This yellowish lighter  
16 green, was that your -- I'm sorry --

17 MR. CROSBY: It was the remaining in the  
18 area to still finish (indiscernible).

19 MS. HOPENSTAND: And so that was your  
20 instruction to California Tree Design, to remove the  
21 trees within that yellow area; is that correct?

22 MR. CROSBY: The remaining area, yes. But I  
23 testified anything remaining -- this is the initial  
24 area, but yeah.

25 MS. HOPENSTAND: The "this" is the greenish

1 area, and after the June 28th cutting, what was  
2 remaining is what -- or the tree company that claimed  
3 was remaining was this yellow area which is what you  
4 provided to California Tree Design.

5 MR. CROSBY: Yes, very roughly, yes.

6 MS. HOPENSTAND: Did they ever respond to  
7 you with respect to anything within that area, or was  
8 it, "Understood, take care of it." What was their  
9 response to --

10 MR. CROSBY: That was after we'd -- we had a  
11 site visit.

12 MS. HOPENSTAND: Okay. And you mentioned  
13 that you had heard from Mr. Hall or others that a  
14 certified arborist was important, and that was part of  
15 your search for your next tree removal company; is that  
16 right?

17 MR. CROSBY: Correct.

18 MS. HOPENSTAND: And what documentation did  
19 you receive from California Tree Design?

20 MR. CROSBY: They have advertisings on their  
21 site regarding their certification. I believe it is  
22 called ISA. There is a picture in there of their truck  
23 which shows their certification to the -- if you look at  
24 the right-hand side right there, I know the resolution  
25 may not be good, but (indiscernible).

1 MS. HOPENSTAND: So what Mr. Crosby is  
2 referring to is on Exhibit H, there is a rectangular  
3 -- rectangular image with a tree, and it is difficult to  
4 read. It is close to the taillight, but pursuant to  
5 Mr. Crosby, that's the indication that there is a  
6 certified arborist. Do you know if the individuals with  
7 whom you spoke with California Tree Design were also  
8 certified arborists or just that that's the company has  
9 certified arborists that they met?

10 MR. CROSBY: The specifics I'm not entirely  
11 sure, but from when I spoke with Frankie, he gave the  
12 impression that he was certified.

13 MS. HOPENSTAND: How did he give that  
14 impression?

15 MR. CROSBY: By saying, "I'm an arborist."

16 MS. HOPENSTAND: Okay. So he gave you a  
17 verbal representation, and based on that you understood  
18 he was an arborist. Okay.

19 Let's see. I think now I actually have  
20 questions for Mr. Ramirez. First point of  
21 clarification, in the course of the presentation today,  
22 there have been references to walnuts in your  
23 presentation. Is it fair to say that whenever you were  
24 saying walnut, you were referring to the protected  
25 walnut species as defined in the code?

1 MR. RAMIREZ: Yes.

2 MS. HOPENSTAND: And what is that?

3 MR. RAMIREZ: Southern California Black  
4 Walnut.

5 MS. HOPENSTAND: Also, the tree  
6 removals -- the protected tree removals that are the  
7 basis of this hearing today, were they based on your  
8 personal investigation of the matter?

9 MR. RAMIREZ: A tree protected, yes. We  
10 need to understand the species and the size for it to be  
11 protected, and based on the findings we did onsite  
12 relative to the maps that were provided that the  
13 locations of each stump correlated with the maps and  
14 their relative locations which is why we made the  
15 determination as per Exhibit 13, that these diameters on  
16 the survey, again, correlated with what we found onsite.  
17 They correlate with the pictures that we gathered and  
18 the numberings that we gave these trees. I personally  
19 disagree with Mr. Kelly's statement that you can't  
20 figure out what's what. I would say that trees don't  
21 move. They were recorded at one point, and the diameter  
22 was recorded. Diameters don't change much other than  
23 increase, so if this was taken in 2016, again, we  
24 referenced the map relative to what we found onsite and  
25 found that these species were, in fact, protected, and



1 we made the determination that they were protected based  
2 off of the survey in 2016 which gave them the qualifying  
3 diameter size. Hence, that is reflected again within  
4 our notes. I believe we were forthcoming on the manner  
5 in which these were collected. And, again, I collected  
6 the stump diameter, but also the survey's diameter were  
7 making the inference that these trees were protected  
8 based on both the fact that the stump diameter  
9 qualifying knowing that a tree will not taper from 11  
10 inches down to 1 inch over the span of, you know, a  
11 foot, and also taking into account that the survey  
12 recorded them at a certain diameter which is why we  
13 determined that these trees were protected.

14 MS. HOPENSTAND: Was your determination that  
15 seven walnut trees and one Mexican Elderberry shrub were  
16 removed as described in Exhibit 13 in your testimony  
17 earlier today and now a result of solely of the  
18 complaints received by constituents that is included in  
19 one of these exhibits?

20 MR. RAMIREZ: That's still my determination  
21 that seven walnuts were removed. I don't believe  
22 that -- I have to reference I don't believe that the  
23 community spoke on the amount of tree removals. They  
24 just said that there is tree removals that occurred that  
25 were illegal, and obviously our division takes it to

1 investigate how many and things like that.

2 MS. HOPENSTAND: So is it a fair statement  
3 that your findings here today that formed your  
4 determination and recommendations to the hearing officer  
5 were based on your -- it would be your and the Urban  
6 Forestry Division investigation of this, of the alleged  
7 protected tree removals?

8 MR. RAMIREZ: Then yes, they were the  
9 recommendation based on...

10 MS. HOPENSTAND: And I think that is the  
11 questioning, but I would like to make a closing  
12 statement.

13 MR. MONROE: I would like to cross. So  
14 Mr. Ramirez, the 2016 survey, do you know who prepared  
15 it?

16 MR. RAMIREZ: I do not.

17 MR. MONROE: Do you know if they were doing  
18 a tree report? Did they base their measurements on a  
19 tree report?

20 MR. RAMIREZ: It was a tree survey is what I  
21 understand it -- well, it is a survey that included  
22 trees and the diameter of the trees and their relative  
23 location on that report.

24 MR. MONROE: But you don't know whether it  
25 was prepared by an arborist or a tree expert?

1           MR. RAMIREZ: I do not.

2           MR. MONROE: And then with respect to your  
3 recommendations, what evidence do you have that any  
4 protected trees were removed on July 7th, the second  
5 time, the second group went out?

6           MR. RAMIREZ: The statements made by  
7 Mr. Crosby where he asked -- I will pull up Exhibit 12,  
8 I believe Attachment J, or Exhibit J for this, the  
9 determination, 1) was that we were actually contacted on  
10 the 7th notifying us that the tree removals were, again,  
11 occurring. Mr. Crosby stated here that the crew was  
12 arranged for 7 a.m. on July 7th to finish the job. I  
13 can point to the image here where cutting had stopped.  
14 The video moves on, but this walnut is still here, and  
15 that is -- correlates with that yellow portion of the  
16 map, so I believe these were removed on the 7th.

17           I do want to point out, I got a last minute  
18 e-mail from a constituent, and they forwarded me the  
19 second tree removals taking place. I was unable to  
20 attach it because, again, it was forwarded last night.  
21 This morning I was putting everything together. I can  
22 share that, but I think there is enough here to  
23 determine that these other two walnuts, large walnuts  
24 that you can see from street view were removed on July  
25 7th. Again, given that on the 28th, which is the day of

1 this video, the cutting had stopped. So what was  
2 removed on July 7th, again, were these two larger  
3 walnuts.

4 MS. HOPENSTAND: For the record, is there a  
5 number associated with those walnuts?

6 MR. RAMIREZ: I think the numbers will  
7 change, but the numbers on our inventory here, on UFD's  
8 inventory, they were 1 and 2.

9 MR. MONROE: I'm sorry, 5 and 6.

10 MR. RAMIREZ: 13 and 14, again, I couldn't  
11 see past that yellow boundary that was provided, you  
12 stated was cut off. These walnuts were still existing  
13 per the video, and obviously I couldn't see down the  
14 hillside, so it could have been 13 and 14, 1 and 2.

15 MR. MONROE: So other than statements of  
16 neighbors saying protected trees were being removed, you  
17 have no other evidence of that, correct?

18 MR. RAMIREZ: Statements and the videos.

19 MR. MONROE: From July 7th?

20 MR. RAMIREZ: Yes. If you would like me to,  
21 I can produce that video.

22 MR. MONROE: You were given a video of July  
23 7th?

24 MR. RAMIREZ: I was given a video which I  
25 believe to be July 7th this morning. Would you like me

1 to show that?

2 MR. MONROE: You might as well, if you can,  
3 yes. We want to get everything on the table now.

4 Was my suspicion correct, is that Ricky who  
5 provided -- (indiscernible). It is not a question of  
6 whether the trees were cut down or not. We knew the  
7 trees were cut down.

8 Again, last night, at the time -- here it  
9 says the video taken July 7th.

10 MS. HOPENSTAND: And will you please provide  
11 this to the hearing officer --

12 MR. MONROE: I am introducing this into  
13 evidence.

14 MS. HOPENSTAND: Exhibit 26.

15 MR. RAMIREZ: That's the video from July  
16 7th.

17 MS. HOPENSTAND: I'm sorry, I believe 26 is  
18 the tree report.

19 UNIDENTIFIED SPEAKER: 28, yeah, you're  
20 right.

21 UNIDENTIFIED SPEAKER: And introducing  
22 Exhibit 28. This is the second tree company here.

23 (Video published and transcribed as  
24 follows:)

25 "Okay, I'm on the lot on Grandview. The

1 tree cutters are here cutting California Black Walnut.  
2 Same lot as last week."

3 MR. RAMIREZ: That's the first video. They  
4 sent me three short videos.

5 "Okay. There is a black California Black  
6 Walnut they just cut that's down the hill on the same  
7 lot as last week. This is July 7th, and I have asked  
8 for the permit. They are telling me to talk to the  
9 owner. They don't have a permit, so they didn't have a  
10 permit last week. So I've asked them to stop, and they  
11 just won't. Thank you."

12 MR. RAMIREZ: And the third one.

13 "Okay. I have asked them to stop. They  
14 understand it is a California Black Walnut, and they are  
15 not going to continue with the job today. Thank you  
16 gentlemen."

17 MR. RAMIREZ: And that's what I received  
18 again last night. I opened it this morning. I wasn't  
19 able to include it into the report, but --

20 MR. MONROE: We have it now, correct.

21 MR. RAMIREZ: Let me clarify something on  
22 those previous survey maps. Maybe I didn't make it  
23 clear. When you do a survey report on trees, and if  
24 you're a good surveyor, you identify the tree trunks and  
25 how many trunks there are and each tree trunk, so if you

1 have three tree trunks, you will have this number, this  
2 number, and this number which equals this many inches.  
3 As you can see on my report, I went through and figured  
4 out which -- how big each of those rounds was and came  
5 up with a bigger -- with a number at that distance, so  
6 that is the report. Those numbers just have one number.

7 UNIDENTIFIED SPEAKER: There's one tree that  
8 has 888 for one tree.

9 UNIDENTIFIED SPEAKER: Okay. What about the  
10 other ones?

11 UNIDENTIFIED SPEAKER: 20, 24. The oak tree  
12 has more than one trunk?

13 UNIDENTIFIED SPEAKER: 20 diameter oak is  
14 what I see.

15 UNIDENTIFIED SPEAKER: It was 12-inch oak.

16 UNIDENTIFIED SPEAKER: Yeah, because two of  
17 those oaks have multiple trunks. So they weren't  
18 showing multiple trunks.

19 MR. RAMIREZ: So I don't know where -- the  
20 question is where were they measuring and what were they  
21 measuring with. I agree that over time they don't get  
22 smaller, but I question -- when I get -- I get a lot of  
23 bad surveys. When I do tree reports, the first thing I  
24 get is the tree survey person wants me to do a report  
25 on, and I look for those things. That's the biggest



1 mistake they make, is they measure it with a measuring  
2 tape, not a diameter tape, and they don't give multiple  
3 trunks, or they measure it in the ground which is a  
4 wrong number.

5 MR. MONROE: For the record, we're not  
6 disputing the trunk diameter of the oak trees or whether  
7 they were -- (indiscernible).

8 MR. RAMIREZ: But if they didn't get them  
9 correct up there, they didn't always identify them,  
10 whatever they were down there. And then the surveyor  
11 didn't know what kind of trees those were. They would  
12 have identified them. So a good surveyor company gets  
13 all -- all the tree names correctly on the survey.  
14 (Indiscernible). That wouldn't have passed my -- I  
15 would have given it back and said, "Go back and do this  
16 correctly."

17 Anyway, any questions? So I was just  
18 getting it clear what I was asked to do. I was only  
19 asked to look at the lot, identify existing oak trees,  
20 identify the stumps, and identify where potential  
21 (indiscernible) would go, so that's what my report is  
22 on. (Indiscernible). So if you don't miss out on the  
23 reading, that was the scope of my report.

24 MR. MONROE: Mr. Ramirez, you initially sent  
25 a notice to Mr. Crosby back in, like, July --

1                   MR. RAMIREZ:   Yes.

2                   MR. MONROE:   Is that in here somewhere?  I  
3   don't see that.

4                   MR. RAMIREZ:   I believe it is 30.

5                   MR. MONROE:   So this was dated July 14th,  
6   all right?  And do you recall us contacting you to let  
7   you know Mr. Crosby received it on July 25th?

8                   UNIDENTIFIED SPEAKER:  Yes, Mr. Crosby  
9   contacted us.

10                  MR. MONROE:   And also I e-mailed you and  
11   said there is a report; they responded to you like the  
12   next day, the 28th or something, report due -- "You  
13   shall submit a formal statement letter and then also a  
14   tree" -- "protected tree report.  Must address site  
15   conditions."  Did you have a date on when you wanted  
16   that?

17                  MR. RAMIREZ:   Comply-by date here.

18                  MR. MONROE:   Oh, okay, July 27th, so three  
19   days later.  And do you recall me contacting you and  
20   asking for an extension of time to respond?

21                  MR. RAMIREZ:   I do not.  I do not recall you  
22   personally, but Mr. Crosby e-mailed that he wanted an  
23   extension.

24                  MR. MONROE:   And then did you ever notify  
25   him as to when the extension date would be or how much

1 extension was granted?

2 MR. RAMIREZ: I did not get him a follow-up  
3 date.

4 MR. MONROE: Okay. So you never told him,  
5 "Hey, you need to have the tree report in by a certain  
6 date," right?

7 MR. RAMIREZ: No.

8 MR. MONROE: How many times have you spoken  
9 to Mr. Hall, Jamie Hall, if at all about this matter?

10 MR. RAMIREZ: I received e-mails from him.  
11 I believe I requested information from him, and he  
12 called me, if I'm recalling correctly, one time, letting  
13 me know that he had made attempts to contact the  
14 division via telephone, but my requests for him were  
15 just statements on some kind of e-mail correspondence.

16 MR. MONROE: Okay. In your investigation,  
17 did you ever contact either of the two companies that  
18 Mr. Misha gave you on August 8th, the Think Green Tree  
19 Care or the other California tree company?

20 MR. RAMIREZ: I did. I did. I called Think  
21 Green. I got no answer from them. I might have left a  
22 message. But again, I wasn't relying on the information  
23 that they gave me. I just wanted to see if I could get  
24 more understanding from what occurred. And the second  
25 company, I actually left a message on their website

1 requesting their contact -- that I could potentially  
2 request more information. I got no response.

3 MR. MONROE: Did you ask anybody else to  
4 investigate with him?

5 MR. RAMIREZ: No.

6 MR. MONROE: Your statement earlier that you  
7 believe Mr. Crosby had a tree survey done with  
8 appropriate markings of different types of trees, do you  
9 still believe that to be true, or do you now understand  
10 that he had put the red markings on the tree that  
11 Mr. Raymond Salis had on his phone?

12 MR. RAMIREZ: So the question is, do I  
13 believe they had a tree report --

14 MR. MONROE: That was on Mr. Raymond Salis's  
15 phone. You now understand that --

16 MR. RAMIREZ: According to what Mr. Crosby  
17 stated.

18 MR. MONROE: Do you have any reason to  
19 disbelieve that?

20 MR. RAMIREZ: I don't.

21 MR. MONROE: Did you ever know that  
22 Mr. Jamie was out there filming on July 7th?

23 MR. RAMIREZ: No, I didn't.

24 MR. MONROE: You just learned that today?

25 MR. RAMIREZ: Yes.

1           MR. MONROE: And the work -- were you out  
2 there that day?

3           MR. RAMIREZ: I had gone in that moment  
4 where this video occurred. I had gone to get coffee and  
5 drinks for the workers.

6           MR. MONROE: And the workers there told you  
7 what about the neighbors --

8           MR. RAMIREZ: They told me a neighbor had  
9 come and said that Misha has been fined. He's not  
10 supposed to cut trees on this lot. And then they said  
11 they called their boss, and he told them to continue.  
12 And I was a little confused with two different videos,  
13 because, 1) the person is saying they are not stopping  
14 and the other says they are stopping. (Indiscernible).

15          MS. HOPENSTAND: A few closing remarks. I'm  
16 going to begin with what is just a factor, one factor  
17 out of the four that informed the hearing officer's  
18 determination under 4606C as to the length of time of  
19 the withholding of the building permit, so I'm going to  
20 speak just to the knowledge and intent factor as there  
21 has been quite a bit of discussion, and then I'm going  
22 to frame it within the code section itself.

23                So there have been two removals that we have  
24 heard about today. On June 28th and also July 7th. The  
25 evidence before you in a number of these exhibits,

1 statements made frankly on the record today as well as  
2 in those exhibits, and I will be more specific  
3 momentarily, confirm either knowledge or that the  
4 property owner believed an intent -- believed there to  
5 be protected trees, but either actual knowledge or a  
6 substantial belief of protected trees on the property  
7 beyond just oaks, and yet the removals proceeded without  
8 reasonable steps to make sure that those trees were  
9 protected. And I'm going to speak to statements made  
10 before June 28th, and then I'm gonna get to after July  
11 7th while I think that the evidence and the record  
12 reflects that knowledge and intent even before June  
13 28th, it is crystal clear after July 7th.

14           So what do we have before June 22nd? Well,  
15 1) we have the testimony here today that they could not  
16 viable to build the single family home that was desired  
17 without clearing the trees on the property. That was  
18 the testimony you heard today at this hearing. There is  
19 evidence in the record, Exhibit 12, that on June 20th,  
20 so before June 28th when the first communication  
21 happened with Mr. Raymond Salis, according to the  
22 statements we see in Exhibit 12, that there was a  
23 request to meet, and the request to meet was for  
24 removing trees and shrubs from the area of the lot, and  
25 the purpose of removing the trees and shrubs from this

1 area is for the proposed floor area for my home. I had  
2 also been made aware of an impending wildlife ordinance  
3 that was likely to affect my property and wish to  
4 proceed before restrictions were implemented on my lot  
5 regarding removing trees. So what this statement  
6 reflects in Exhibit 12 is an intent to remove -- an  
7 intent to remove before an ordinance implemented further  
8 restrictions.

9           Then we also have further in Exhibit 12 on  
10 the -- let's see, right before Exhibit B starts, it  
11 describes a meeting on June 22 outlining a proposed  
12 scope of work, and specifically asking if it's okay to  
13 proceed regarding protected trees, and it discusses  
14 Raymond pointing out oak tree. What's interesting  
15 throughout Exhibit 12 is there is knowledge of oak tree,  
16 then why the constant mention of oak trees and other  
17 protected trees? The repeated mentioning, including the  
18 different contract-related e-mail correspondence and the  
19 various exhibits, including Exhibit 12, both with Think  
20 Green Tree Care and California Design, repeat something  
21 to the effect of the documents speak for themselves, but  
22 I'm going to paraphrase. "Don't remove the oaks or  
23 protected tree." Had there truly been the analysis and  
24 comfort and level of knowledge that the only trees on  
25 the site were oak trees, we would have said, "Don't



1 remove oak trees." So a reasonable inference exists  
2 that there was a belief understanding of other protected  
3 trees, not oak trees, not just oak trees because we know  
4 there were on that property.

5           What else do we know? We have -- we also  
6 have what was described in the testimony today as a  
7 crude drawing that Mr. Crosby made to split the  
8 green -- the green area that was provided -- let me see,  
9 which exhibit -- it is reflected on Exhibit D, and then  
10 it also underlies part of Exhibit J, but that crude  
11 drawing, what's interesting is it's an area where trees  
12 are to be removed. Yet again, there is without any  
13 information on that drawing or any instruction of being  
14 informed it's a specie nature, size, age of any of those  
15 trees, including any of those that are just defined as  
16 trees with respect to that crude drawing.

17           What else do we know? We also know that  
18 there was a licensed Think Green Tree Care company hired  
19 without any confirmation or knowledge or true reasonable  
20 efforts to be made as to what the expertise on species  
21 recognition or protection by that company.

22           Now, what also happened on June 28th, as we  
23 saw on the video, there was a word from some community  
24 members who spoke with Mr. Crosby himself in addition to  
25 his contractor and said these are protected trees. For

1 sure on June 28th he was placed on notice without  
2 question or dispute that there were protected trees on  
3 site, including the Southern California Black Walnut  
4 that we have heard so much about today.

5           So what is significant is, in the last  
6 testimony or exchange with Mr. Ramirez, there was a  
7 question about what is the evidence that we have in the  
8 record as to further protected tree removals after  
9 July 7? And what we heard from Mr. Ramirez, in part,  
10 was there is photographic evidence that on June 28th,  
11 after the tree removals had stopped by Think Green Tree  
12 Care Incorporated that there were visible, at least two  
13 black walnuts that could be visually confirmed on that  
14 date, and yet when you get to July 7 or afterwards,  
15 those trees are removed.

16           What else do we have? We have the map  
17 provided in Exhibit J to Exhibit 12, and in that map,  
18 you heard the testimony about the yellowish area. I  
19 call it yellow. It is green to me, but it purports to  
20 be yellow. Those were the remaining trees to be removed  
21 that had not been removed on June 28th. The instruction  
22 was to California Design, Tree Design, "Remove those  
23 trees." If you cross-reference even this partial map  
24 with Exhibit 19, there is -- if you look at Exhibit 19,  
25 there is a cross reference to Exhibit 13, Think Green

1 Tree Care Inc. Attachment, Exhibit D. We heard  
2 testimony today with what those stump numbers depict,  
3 and if you wouldn't mind, I would actually prefer you  
4 turn to -- I'm asking Mr. Ramirez to display Exhibit J  
5 and Exhibit 12, and I'm going to ask the rest of us  
6 while this is displayed to instead look at Exhibit 19  
7 and to the page with the map and the circles. It  
8 is -- says UFD red pen. It appears -- go to four pages  
9 in. If you can confirm, Mr. Ramirez -- I'm sorry, there  
10 is no questioning, so you can rely on the exhibits  
11 themselves. These two circles here correspond to Trees  
12 14, a stump that had been labeled 13 and 14, in which  
13 case that's additional confirmation of two additional  
14 trees in addition to the ones that were identified in  
15 testimony as I believe it was 1 or 2, but I believe the  
16 testimony speaks for itself, but the trees that were  
17 also identified in testimony within the yellow area. So  
18 there is both information to confirm knowledge and  
19 intent, and intent to clear the property to avoid  
20 implication of a wildlife ordinance to make property  
21 tree removals more difficult, including protected tree  
22 removal. And testimony that the property would not be  
23 viable without removing the trees, including the  
24 protected trees, that's the implication, and so this is  
25 all the evidence that you have regarding knowledge and

1 intent.

2 Now I'm just going to put it in context.  
3 What is this -- what is this -- where does this fit? If  
4 Mr. Ramirez could display the muni code. So in 4606C.  
5 Okay. Thank you for highlighting. That is the  
6 testimony to be referring to. The question is not  
7 whether there is a violation that took place here. It  
8 has been stipulated to. In addition, we heard  
9 uncontested, undisputed evidence at a minimum three  
10 viable black walnut trees, and there is some evidence  
11 presented to suggest that the other five recently  
12 removed trees, as to their age and size that was  
13 presented by Mr. Crosby, that has to be weighed against  
14 the evidence of the site visits and the investigation  
15 conducted, and all of the testimony and evidence  
16 inferred to inform the Urban Forestry Division's  
17 determination as to those protected trees also being at  
18 issue. So uncontested removal of protected trees.  
19 Uncontested without a permit. Uncontested during the  
20 course of the property owner owning the property.

21 So what are these factors that we've been  
22 discussing have to do with the violation? The violation  
23 is established, is a question of how these factors play  
24 into determination of the length of time of the building  
25 permit. So what are those factors? In making the

1 determination, the bureau shall consider the following  
2 factors: The number of trees. And you heard the  
3 evidence of the seven black walnuts, the protected  
4 species by the Urban Forestry Division and at minimum  
5 uncontested three and the age -- size and age of the  
6 trees. You also heard evidence about that, of the size  
7 determined based on diameter based on information from  
8 previous reports, based on measurements that were  
9 conducted on the field by experts within the Urban  
10 Forestry Division. You have heard about the knowledge  
11 and intent of the owner of the property. That's just  
12 one of the four factors. And you haven't heard of prior  
13 violations because that's not before you today.

14 So these are three factors that enter into  
15 and inform a determination of the length of withholding  
16 the building permit. It is not something that goes into  
17 the violation itself, which has been so stipulated to  
18 and established based on the evidence.

19 That's it. Anything you want to add, Bryan,  
20 as to the reason for the recommendation?

21 MR. RAMIREZ: Again, the recommendation that  
22 was previously stated by myself and reiterated by  
23 Ms. Hopenstand today is the amount of trees that were  
24 removed. The age, size, again, the street view, aerial  
25 view will depict what that site looked like and

1 essentially how much of the (indiscernible) that was  
2 removed from the site. I believe that the  
3 recommendation again is being made to you as a hearing  
4 officer, and it is made under the assumption that there  
5 was -- there should have been more care taken in this  
6 process. I would state here I think the property should  
7 be developed, but it should be developed through the  
8 right procedures through the permitting process and not  
9 out of an intent to go around the established process.  
10 I think that the municipal code speaks to the city's way  
11 of enforcing these issues is by revocation of permits.  
12 And, again, I'm making a recommendation to you -- as a  
13 hearing officer, I realize that the final determination  
14 is up to you to specify the length of time, but I have  
15 nothing further as far as evidence outside of what has  
16 been presented here today. Again, it has been a  
17 seven-year recommendation that's being made.  
18 (Indiscernible).

19 MR. MONROE: In the Article 7 preservation  
20 protected tree, there is a permit process, and if  
21 someone knows there is protected trees before they are  
22 removed, they need to get a permit, and that's a  
23 complicated process. Now, trees can be removed  
24 according to (indiscernible) one of the considerations  
25 is it is necessary to remove a protected tree or shrub

1 because its continued existence at the location prevents  
2 the reasonable development of the subject property. And  
3 that was the case here, is what would be the reasonable  
4 development of the property? You had a number of  
5 protected trees on it, and Mr. Crosby was with his  
6 developer instructing it in such a way as to stay away  
7 from the oak trees, and he didn't know about the other  
8 trees, and he was inquiring of tree removal person to go  
9 out and look at it and tell him, are there protected  
10 trees here that I have to have a permit for? And they  
11 told him no. And he believed them. Now, what more is  
12 he supposed to do. He put it in writing. "Don't remove  
13 any protected trees." They knew you had to have a  
14 permit. For him to hire two companies to go out and cut  
15 protected trees without a permit. On the first instance  
16 it would be foolish, and the contractor shouldn't do it.  
17 And then in the second instance, when he knows the city  
18 is being advised to have a certified arborist hire him  
19 to tell him, "Oh, go cut protected trees anyway," that  
20 just makes no sense in this circumstance. This man is  
21 trying to build a home. He doesn't know what a walnut  
22 tree is. His contractor thought there was another  
23 walnut. I mean, the whole -- the four factors to  
24 consider in 4606, you know, are the number of trees, and  
25 there is a little bit of dispute, but there were trees



1 cut. The age, size. There is a little bit of dispute.  
2 But they can be relocated, and he's willing to  
3 (indiscernible).

4 The most important one is the knowledge and  
5 intent of the owners of the property, not with respect  
6 to building a house, with respect to the removal or  
7 relocation and prior violations of law, and I submit to  
8 you when there is no intent, that trumps, you know,  
9 telling a man he can't build a house. I mean, there is  
10 no suggestion by city council, by city attorney, what  
11 was he supposed to do when a licensed contractor tells  
12 him these are all okay. Even if they were walnuts, they  
13 have to be of a certain size. He doesn't know what  
14 those things are. He relied on them. And this is a  
15 terrible situation. And the contractor, I don't know,  
16 the contractor himself in the video said, "What about  
17 me? What's going to happen?" And Mr. Jamie says,  
18 "Well, that's for the city to decide." But, you know,  
19 the mitigation we're willing to do. We have a very  
20 differing view of whether or not that tree cut down on  
21 July 7th was a protected walnut. Mr. Lewis's diagram  
22 says it was not. It identifies the two trees there that  
23 they identify as walnuts as not walnuts.

24 UNIDENTIFIED SPEAKER: There is a little bit  
25 of dispute there.

1 UNIDENTIFIED SPEAKER: (Indiscernible).

2 MR. MONROE: But on the map there is a  
3 difference. You have them as not designed, and he has  
4 them -- I'm not sure if you're looking at --

5 UNIDENTIFIED SPEAKER: His (indiscernible)  
6 might be off.

7 MR. MONROE: They are different. But so  
8 he's here to mitigate, plant the trees necessary, I  
9 believe more walnuts after this is done if you decide  
10 for walnuts to be planted. But a seven-year punishment  
11 for him relying on contractors, that's just -- it is not  
12 reasonable, and it is not fair. And I think it would be  
13 a terrible injustice if that was done to this man.

14 UNIDENTIFIED SPEAKER: I also want to note  
15 that he -- when Mr. Hall approached him on June 28th as  
16 a tree expert, it was in his due diligence to become  
17 more knowledgeable and not proceed with the tree  
18 removals on July 7th.

19 MR. MONROE: With a certified arborist  
20 hired, how can -- how could he not -- (indiscernible).

21 UNIDENTIFIED SPEAKER: How is that not  
22 reasonable?

23 UNIDENTIFIED SPEAKER: The city has already  
24 closed.

25 UNIDENTIFIED SPEAKER: Sorry. Are you

1 closed?

2 MR. MONROE: Yes.

3 HEARING OFFICER: I just want to confirm,  
4 okay, that you guys are on record that no further  
5 -- well, you're still going to present some evidence,  
6 correct? What exhibits were they?

7 UNIDENTIFIED SPEAKER: Exhibit 21 I think is  
8 the red circle map. We can e-mail that to you today.  
9 We can e-mail it right now. And Exhibit 22 was -- I  
10 didn't write down what that one was, it was the yellow  
11 map.

12 UNIDENTIFIED SPEAKER: I have down 21 and  
13 22, the exhibit.

14 UNIDENTIFIED SPEAKER: And Exhibit 23, the  
15 fuller sized map.

16 UNIDENTIFIED SPEAKER: The full map, okay.

17 UNIDENTIFIED SPEAKER: I didn't write down  
18 what 22 was.

19 UNIDENTIFIED SPEAKER: 22 was we got a site  
20 plan, building site plan.

21 UNIDENTIFIED SPEAKER: Yeah, we can e-mail  
22 those now, today.

23 UNIDENTIFIED SPEAKER: Yeah, please do. All  
24 right. So the city has no further evidence to provide?

25 UNIDENTIFIED SPEAKER: Well, I think the

1 city would take a look at those submitted and  
2 potentially if it had any further input on them would  
3 respond.

4 MS. HOPENSTAND: And you want to give a  
5 deadline?

6 UNIDENTIFIED SPEAKER: What's today,  
7 Wednesday?

8 UNIDENTIFIED SPEAKER: We will e-mail those  
9 to you before we leave, and to them.

10 UNIDENTIFIED SPEAKER: Okay. You get that  
11 in today. Friday will be reasonable for the city to  
12 respond?

13 UNIDENTIFIED SPEAKER: Yeah, we could do  
14 that.

15 UNIDENTIFIED SPEAKER: Okay, so let's do  
16 Friday.

17 UNIDENTIFIED SPEAKER: By close of business  
18 Friday.

19 HEARING OFFICER: Close of business Friday,  
20 which is what, the 29th? Okay. So by the end of  
21 -- close of business on Friday, we will receive all the  
22 evidence. I will take it under determination starting  
23 Monday, and then I will have 30 days to reply with the  
24 results of my findings, and that's about it. I will let  
25 you guys know then in writing within the 30 days after

1 we receive the additional information.

2 UNIDENTIFIED SPEAKER: So that's just a  
3 -- just so everybody is clear in terms of the timing,  
4 the determination -- I'm just looking at the code, it is  
5 from 30 days of the hearing.

6 UNIDENTIFIED SPEAKER: That's today, but  
7 you're going to submit some additional information. The  
8 Bureau is going to submit some additional information.  
9 I think we're all in agreement that supplemental  
10 information is really considered part of the hearing and  
11 so that 30 days will run starting after Friday. 30 days  
12 from today. 30 days from today. All right. Very good,  
13 30 days from today. Okay? Thank you sir. All right.  
14 Well, thank you all for attending. Provide that  
15 information, and we will get back to you guys, okay?  
16 All right. Thank you everybody.

17 (Conclusion of Recording, Part 2)  
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REPORTER'S CERTIFICATION

I, the undersigned, do hereby certify:

That the foregoing transcript of electronically recorded proceedings designated as RECORDED HEARING RE MISHA CROSBY, PART 2, 1:31:22 minutes, were taken down by me and thereafter transcribed into typewriting under my direction and supervision.

I hereby certify that the foregoing transcript of electronically recorded proceedings is a full, true, and correct transcript to the best of my ability.

I further certify I am neither financially interested in the action nor a relative or employee of any attorney or party to this action.

In witness thereof, I have this date subscribed my name.

Dated: December 12, 2023

  
Hearing Reporter

<hr/>	<b>22nd</b> 40:12 57:14	<b>6th</b> 17:14	<b>8</b>
<hr/> <b>\$</b> <hr/>	<b>23</b> 18:24 68:14	<hr/> <b>7</b> <hr/>	<b>address</b> 53:14
<b>\$1,800</b> 19:7	<b>24</b> 23:7 31:6 37:3 51:11	<b>7</b> 15:20 30:17 38:11 47:12 60:9, 14 64:19	<b>admit</b> 6:24
<b>\$3,200</b> 15:22,23	<b>24-inch</b> 28:17	<b>7/10/23</b> 35:22	<b>admitted</b> 27:13 28:4,9
<hr/> <b>1</b> <hr/>	<b>25</b> 34:16,17,21	<b>7th</b> 15:12 19:19 20:11 32:14,25 33:25 47:4,10,12, 16,25 48:2,19,23, 25 49:9,16 50:7 55:22 56:24 57:11,13 66:21 67:18	<b>advertisings</b> 42:20
<b>1</b> 27:7 38:11 45:10 47:9 48:8,14 56:13 57:15 61:15	<b>25th</b> 33:24 53:7	<hr/> <b>8</b> <hr/>	<b>advised</b> 65:18
<b>10th</b> 35:16,17	<b>26</b> 35:15,21 36:1 49:14,17	<b>8</b> 30:16,17 37:5 38:7	<b>aerial</b> 63:24
<b>11</b> 29:15 45:9	<b>27</b> 4:1 36:2	<b>888</b> 51:8	<b>affect</b> 58:3
<b>12</b> 6:25 8:8 41:1 47:7 57:19,22 58:6,9,15,19 60:17 61:5	<b>27th</b> 39:24 53:18	<b>8th</b> 54:18	<b>age</b> 59:14 62:12 63:5,24 66:1
<b>12-inch</b> 51:15	<b>28</b> 49:19,22	<hr/> <b>9</b> <hr/>	<b>agenda</b> 32:22
<b>13</b> 31:4,9,10 44:15 45:16 48:10,14 60:25 61:12	<b>28th</b> 15:13 40:7 42:1 47:25 53:12 56:24 57:10,13,20 59:22 60:1,10,21 67:15	<b>9th</b> 34:21 35:1	<b>agree</b> 28:7 37:23 51:21
<b>14</b> 48:10,14 61:12	<b>29th</b> 69:20	<hr/> <b>A</b> <hr/>	<b>agreed</b> 40:3
<b>14th</b> 53:5	<hr/> <b>3</b> <hr/>	<b>a.m.</b> 47:12	<b>agreement</b> 70:9
<b>18</b> 6:13	<b>3</b> 38:11	<b>absolute</b> 35:9	<b>ahead</b> 4:5
<b>19</b> 60:24 61:6	<b>3/11</b> 13:8	<b>absolutely</b> 18:8	<b>Alex</b> 4:18
<hr/> <b>2</b> <hr/>	<b>30</b> 21:22 53:4 69:23,25 70:5,11, 12,13	<b>accept</b> 21:12	<b>all's</b> 39:14
<b>2</b> 38:11 48:8,14 61:15 70:17	<hr/> <b>4</b> <hr/>	<b>account</b> 5:12 23:13 45:11	<b>allegations</b> 33:25
<b>20</b> 6:21,22,23 27:7 51:11,13	<b>4</b> 38:11	<b>accuse</b> 35:11	<b>alleged</b> 46:6
<b>2016</b> 4:22 8:16 26:11 44:23 45:2 46:14	<b>4606</b> 65:24	<b>actual</b> 12:18 57:5	<b>allowed</b> 31:20
<b>2022</b> 23:14 34:21 35:1 36:8	<b>4606C</b> 56:18 62:4	<b>add</b> 13:3 63:19	<b>allowing</b> 21:14,15
<b>2023</b> 4:1 19:4	<hr/> <b>5</b> <hr/>	<b>addition</b> 59:24 61:14 62:8	<b>ambiguity</b> 27:4
<b>20th</b> 57:19	<b>5</b> 30:5,16,17 38:7 48:9	<b>additional</b> 6:19 22:3 61:13 70:1,7,	<b>amount</b> 45:23 63:23
<b>21</b> 6:24 7:8 8:3 68:7,12	<hr/> <b>6</b> <hr/>		<b>analysis</b> 38:16 58:23
<b>22</b> 8:3 58:11 68:9, 13,18,19	<b>6</b> 19:4 30:17 38:7 48:9		<b>appears</b> 7:9 23:24 61:8



**arborist** 17:9  
42:14 43:6,15,18  
46:25 65:18 67:19

**arborists** 17:11  
20:24 43:8,9

**area** 8:10,11 9:4,  
20 10:5,8,12,16  
11:23 13:19 17:23  
18:6,11,13 19:11  
23:12 30:5 35:8  
41:18,21,22,24  
42:1,3,7 57:24  
58:1 59:8,11  
60:18 61:17

**arguing** 25:8

**argument** 33:4

**arranged** 47:12

**Article** 64:19

**assessing** 16:9

**assumption** 64:4

**assumptions**  
39:19

**attach** 12:12  
47:20

**attached** 4:14  
9:22 12:10 18:10,  
21 19:4

**Attachment**  
11:20 47:8 61:1

**attachments**  
29:17

**attempts** 54:13

**attending** 70:14

**attorney** 66:10

**August** 54:18

**automatically**  
13:9

**avoid** 61:19

**Avoiding** 8:18

**aware** 12:25 58:2

---

## B

---

**back** 4:22 13:9,22  
15:3 20:5,19,25  
23:12 25:11 26:16  
30:20 35:13 36:3  
40:18 52:15,25  
70:15

**bad** 51:23

**bare** 35:4

**barren** 35:7

**base** 38:16 46:18

**based** 24:9 25:14,  
20,21 27:1 31:1,  
14 37:20,21 38:16  
39:20 43:17 44:7,  
11 45:1,8 46:5,9  
63:7,8,18

**bases** 25:4

**basically** 26:25  
31:17,24 32:21

**basis** 33:2 44:7

**begin** 56:16

**belief** 57:6 59:2

**believed** 18:7  
57:4 65:11

**big** 24:6,18,19,20,  
23 25:3 37:13  
38:13 51:4

**bigger** 24:17 25:5  
29:4,9,10 51:5

**biggest** 51:25

**bit** 26:7 30:18  
56:21 65:25 66:1,  
24

**black** 37:6,10,18  
38:4,6,12 44:3  
50:1,5,14 60:3,13  
62:10 63:3

**boss** 20:14,17  
56:11

**bottom** 24:18  
30:21 31:18 34:25

**boundary** 48:11

**branch** 26:22

**brought** 4:12

**Bryan** 5:18 6:18  
39:6 63:19

**Bryan's** 4:11

**build** 8:24 31:12  
33:3 36:14,18  
57:16 65:21 66:9

**building** 5:19,20  
7:19,21 11:12  
12:23 56:19 62:24  
63:16 66:6 68:20

**bunch** 27:20

**bureau** 63:1 70:8

**buried** 23:10

**business** 9:11,12  
69:17,19,21

---

## C

---

**California** 17:1,2,  
12 19:14 37:18  
38:4 40:24,25  
41:20 42:4,19  
43:7 44:3 50:1,5,  
14 54:19 58:20  
60:3,22

**call** 20:2,5 25:5  
32:20 60:19

**called** 4:23 16:10  
20:14,17,21 24:13  
39:24 40:2 42:22  
54:12,20 56:11

**calling** 28:1

**calls** 24:21

**camera** 33:13

**card** 9:12

**cards** 9:11

**care** 42:8 54:19  
58:20 59:18 60:12  
61:1 64:5

**case** 16:14 29:13  
61:13 65:3

**Centimeters**  
38:23

**certification**  
42:21,23

**certified** 17:9,11  
20:23 42:14 43:6,  
8,9,12 65:18  
67:19

**cetera** 13:18

**chance** 4:9

**change** 22:3  
44:22 48:7

**changed** 31:19

**chicken** 35:12

**circle** 68:8

**circles** 9:25 61:7,  
11

**circumstance**  
65:20

**city** 12:18 18:12  
34:13 40:13 65:17  
66:10,18 67:23  
68:24 69:1,11

**city's** 29:18 64:10

**claimed** 42:2

**clarification** 7:5  
19:1 29:8 43:21

**clarify** 11:9,10  
23:15 27:10 50:21

**clarity** 37:3

**clean-up** 27:6

**clear** 5:4 16:14  
28:12 50:23 52:18  
57:13 61:19 70:3

**cleared** 9:20  
10:18 18:13

**clearing** 57:17

**close** 4:6 43:4  
69:17,19,21

- closed** 67:24 68:1
- closing** 33:4  
34:10 46:11 56:15
- clump** 35:5
- clutter** 10:24
- code** 21:19 43:25  
56:22 62:4 64:10  
70:4
- coffee** 20:6 56:4
- collected** 45:5
- color** 4:19
- colored** 41:7
- comfort** 58:24
- comment** 27:9
- comments** 29:17
- communication**  
57:20
- communications**  
40:22
- community**  
45:23 59:23
- companies** 54:17  
65:14
- company** 4:22  
6:11 16:23 17:10,  
18 20:16,21 40:22  
42:2,15 43:8  
49:22 52:12  
54:19,25 59:18,21
- compare** 36:7
- complaints** 45:18
- completely** 35:4
- compliance**  
33:23
- complicated**  
64:23
- Comply-by** 53:17
- computer** 7:7
- conclusion** 37:5  
41:2 70:17
- condition** 38:13
- conditions** 26:24  
53:15
- conducted** 62:15  
63:9
- confirm** 57:3  
61:9,18 68:3
- confirmation**  
59:19 61:13
- confirmed** 60:13
- confused** 56:12
- confusion** 7:10
- connection**  
37:20
- consideration**  
31:3,11
- considerations**  
64:24
- considered** 27:8  
70:10
- consistent** 26:20
- constant** 58:16
- constituent**  
47:18
- constituents**  
45:18
- contact** 54:13,17  
55:1
- contacted** 47:9  
53:9
- contacting** 53:6,  
19
- contained** 27:16
- contend** 32:25
- context** 62:2
- continue** 15:10  
22:6 50:15 56:11
- continued** 65:1
- continuing** 13:16
- contract** 33:16
- contract-related**  
58:18
- contracted** 39:23  
40:4
- contractor** 9:8  
33:5,7,11,12,18  
59:25 65:16,22  
66:11,15,16
- contractors**  
67:11
- contrary** 30:2
- conversation**  
14:19 16:5
- copies** 27:17
- corner** 10:8 11:9  
25:6 35:1
- correct** 8:20 10:1,  
10,21 11:13,17  
12:1,8,11 13:5  
14:5,8 16:18 17:4,  
18 19:9 20:12,18  
30:11,14 32:10  
38:8,18,21 41:21  
42:17 48:17 49:4  
50:20 52:9 68:6
- correctly** 52:13,  
16 54:12
- correlate** 44:17
- correlated** 44:13,  
16
- correlates** 47:15
- correspond**  
61:11
- correspondence**  
15:22 54:15 58:18
- council** 66:10
- couple** 24:10 37:4
- COURT** 14:17
- court's** 40:16
- cover** 5:20
- create** 13:15
- crew** 47:11
- Crosby** 4:11 5:14,  
22 6:2,6,15,17  
8:15,20 9:2,6,10,  
21 10:1,4,10,13,  
15,21 11:14,17  
12:1,5,8,11,15,21,  
25 14:2,5,8,11,14,  
22 15:5,9,17,23  
16:8,18,21,25  
17:4,8,17,21 18:1,  
7,15,19 19:9,17,  
21 20:1,4,12,18  
22:10,12,17,21  
26:11 32:14  
33:15,20 36:12,  
16,20 40:19,20,24  
41:4,12,14,17,22  
42:5,10,17,20  
43:1,5,10,15 47:7,  
11 52:25 53:7,8,  
22 55:7,16 59:7,  
24 62:13 65:5
- Crosby's** 8:4
- cross** 46:13 60:25
- cross-reference**  
60:23
- crude** 59:7,10,16
- crystal** 57:13
- curve** 26:5
- cut** 4:15 5:2 9:5  
14:18 15:15,20  
16:4,13,16 18:3  
24:1,5 37:18 38:5  
39:14 41:9 48:12  
49:6,7 50:6 56:10  
65:14,19 66:1,20
- cuts** 24:18 28:13
- cutters** 50:1
- cutting** 17:22  
20:10,13 22:13  
42:1 47:13 48:1  
50:1
- 
- D**
- 
- damage** 35:14

**date** 15:11 34:24  
35:20,24 36:5,6  
53:15,17,25 54:3,  
6 60:14

**dated** 35:22 40:12  
53:5

**day** 14:17 19:21,  
23 20:3 21:3  
47:25 53:12 56:2

**days** 21:22 31:20  
53:19 69:23,25  
70:5,11,12,13

**dead** 24:15

**deadline** 69:5

**decide** 21:12  
66:18 67:9

**decision** 21:21

**declaration** 6:11,  
12

**declarations**  
21:1

**defined** 43:25  
59:15

**deliberately** 5:16

**demonstrated**  
37:6

**Department** 8:5

**depends** 28:19

**depict** 61:2 63:25

**describes** 58:11

**description**  
15:20

**design** 5:8,16,17  
17:1,3,12 19:14  
40:24,25 41:20  
42:4,19 43:7  
58:20 60:22

**designed** 5:8  
67:3

**designer** 4:18 5:9  
10:6

**desired** 57:16

**determination**  
5:6 21:6 44:15  
45:1,14,20 46:4  
47:9 56:18 62:17,  
24 63:1,15 64:13  
69:22 70:4

**determine** 24:6,7  
26:8 27:1 28:6  
37:13 47:23

**determined**  
29:21 32:6 45:13  
63:7

**developed** 64:7

**developer** 8:13  
65:6

**development**  
65:2,4

**diagram** 66:21

**diameter** 44:21  
45:3,6,8,12 46:22  
51:13 52:2,6 63:7

**diameters** 25:1  
44:15,22

**difference** 33:12  
67:3

**differing** 66:20

**difficult** 43:3  
61:21

**diligence** 17:7  
67:16

**disagree** 44:19

**disbelieve** 55:19

**discrepancy**  
23:9

**discretion** 21:11

**discuss** 8:12,15  
14:12 32:6

**discussed** 7:4  
14:14 27:12

**discusses** 58:13

**discussing** 22:2  
62:22

**discussion** 32:3  
56:21

**display** 61:4 62:4

**displayed** 7:7 8:6  
61:6

**dispute** 38:7 60:2  
65:25 66:1,25

**disputing** 52:6

**distance** 51:5

**division** 39:5  
45:25 46:6 54:14  
63:4,10

**Division's** 62:16

**document** 41:3,7

**documentation**  
42:18

**documents**  
58:21

**dollars** 33:6

**door** 31:23

**doubt** 30:8

**drawing** 59:7,11,  
13,16

**drinks** 56:5

**due** 17:6 40:7,10  
53:12 67:16

**Dupre** 39:6

---

## E

---

**e-mail** 4:15 8:4  
9:15 15:21 17:14  
18:21 19:4 27:19  
29:17 41:4 47:18  
54:15 58:18 68:8,  
9,21 69:8

**e-mailed** 53:10,22

**e-mails** 4:14 6:13,  
14 7:4 13:9 27:12  
32:9,14,24 34:1  
54:10

**earlier** 8:6 27:10  
45:17 55:6

**easier** 26:17

**easily** 12:12

**east** 11:3

**edge** 30:20 31:17

**effect** 29:18 58:21

**efforts** 59:20

**Elderberries**  
25:22 30:1 35:8

**Elderberry** 11:2  
23:10,20,23 24:12  
26:2,19,20,21,23  
30:4 31:16 45:15

**Eleven** 29:3

**emanated** 24:7

**empty** 36:9

**end** 69:20

**ended** 16:23

**enforcing** 64:11

**enter** 63:14

**entire** 10:18

**entirety** 39:12

**equals** 51:2

**essentially** 64:1

**established**  
62:23 63:18 64:9

**Estimate** 19:5

**estimation** 25:3

**event** 30:24

**evidence** 21:11,  
12 28:4,5,8 32:17  
47:3 48:17 49:13  
56:25 57:11,19  
60:7,10 61:25  
62:9,10,14,15  
63:3,6,18 64:15  
68:5,24 69:22

**exchange** 60:6

**exhibit** 4:15 6:13,  
16,19,21,22 7:1,2,  
3,7,8,16,21,24 8:8  
9:14,23 11:21  
15:19 17:14,15  
18:21,24 19:5  
23:7 27:16 28:23  
29:18 31:6 34:16,  
21 35:15,21 36:1  
37:2,3 40:20 41:1,  
3,8 43:2 44:15  
45:16 47:7,8  
49:14,22 57:19,22  
58:6,9,10,15,19  
59:9,10 60:17,24,  
25 61:1,4,5,6  
68:7,9,13,14

**exhibits** 7:12  
27:7,12 45:19  
56:25 57:2 58:19  
61:10 68:6

**existence** 65:1

**existing** 31:13,16  
48:12 52:19

**exists** 59:1

**expect** 13:25

**expert** 46:25  
67:16

**expertise** 6:7,8  
59:20

**experts** 63:9

**explaining** 39:10

**express** 32:14

**expressed** 32:24

**extension** 40:8  
53:20,23,25 54:1

---

## F

---

**fact** 15:2 16:7,8  
22:18 39:21 44:25  
45:8

**factor** 56:16,20

**factors** 62:21,23,  
25 63:2,12,14

65:23

**fair** 39:18 43:23  
46:2 67:12

**familiar** 13:2

**family** 57:16

**farther** 36:3

**feet** 24:19,21

**field** 63:9

**figure** 15:25 44:20

**figured** 51:3

**filming** 55:22

**final** 64:13

**find** 9:9 17:10  
22:1 39:13

**findings** 30:2  
44:11 46:3 69:24

**fine** 8:24 14:16  
18:8

**fined** 20:9,12 56:9

**finish** 16:1 19:7  
41:18 47:12

**finishing** 17:22

**fit** 62:3

**five-** 28:17

**flat** 28:14

**flattened** 39:14

**flight** 4:21

**floor** 8:11 9:19  
11:22 58:1

**flush** 24:5

**focused** 16:3

**follow-up** 54:2

**foolish** 65:16

**foot** 45:11

**forest** 32:2

**Forestry** 39:5  
46:6 62:16 63:4,  
10

**formal** 53:13

**formed** 46:3

**forthcoming**  
45:4

**forwarded** 47:18,  
20

**found** 9:10 17:11  
37:8 44:16,24,25

**four-and-a-half**  
24:19,20 38:20

**frame** 56:22

**Frankie** 43:11

**frankly** 57:1

**fraud** 33:9,10

**fraudulent** 33:5

**Friday** 69:11,16,  
18,19,21 70:11

**full** 35:8 36:10  
68:16

**fuller** 68:15

**future** 17:9

---

## G

---

**gathered** 44:17

**gauge** 24:9

**gave** 9:24 43:11,  
16 44:18 45:2  
54:18,23

**Genius** 16:24,25

**gentlemen** 50:16

**gigantic** 23:25

**give** 5:21 13:14  
23:4 43:13 52:2  
69:4

**good** 42:25 50:24  
52:12 70:12

**Google** 34:20  
35:24

**Gotcha** 29:12

**Grandview** 49:25

**granted** 54:1

**great** 21:18 35:3  
36:8

**green** 10:5 11:24  
13:19 41:10,11,16  
54:18,21 58:20  
59:8,18 60:11,19,  
25

**greenish** 41:25

**ground** 19:12  
24:5 52:3

**group** 22:8 47:5

**grove** 29:18 30:1

**grow** 13:22

**growth** 28:15,18  
35:5

**guess** 11:6 32:6  
33:4 34:15

**guy** 19:7

**guys** 68:4 69:25  
70:15

---

## H

---

**half** 12:12 31:15

**Hall** 16:3 34:4  
35:7 42:13 54:9  
67:15

**hand** 23:22

**Hang** 35:19

**happen** 66:17

**happened** 4:18  
19:22 57:21 59:22  
**happening** 19:24  
22:1

**happy** 7:25 33:22

**hard** 24:24

**head** 15:25

**health** 24:8,9  
37:13

**hear** 7:11  
**heard** 20:25 39:5  
 42:13 56:24 57:18  
 60:4,9,18 61:1  
 62:8 63:2,6,10,12

**hearing** 4:5,9  
 5:21 7:6,11 18:18  
 21:11,13,20 28:3,  
 6 32:8,10 44:7  
 46:4 49:11 56:17  
 57:18 64:3,13  
 68:3 69:19 70:5,  
 10

**Heidi** 27:19

**height** 39:2

**hell** 25:23

**Hey** 9:18 20:8  
 54:5

**highlighted**  
 11:24 13:19 19:3,  
 11

**highlighting** 62:5

**hill** 30:7 50:6

**hillside** 15:21  
 48:14

**hire** 32:15 65:14,  
 18

**hired** 5:5 6:7 14:7  
 15:19 59:18 67:20

**hiring** 16:23 17:6

**home** 8:11 12:3  
 33:22 57:16 58:1  
 65:21

**hope** 36:11

**Hopenstand** 6:22  
 7:5 21:10 27:5  
 28:2 34:18 35:20  
 36:4,24 37:9,15,  
 23 38:3,10,15,19,  
 22 39:1,4,15,18,  
 22 40:6,11,15,25  
 41:6,13,15,19,25  
 42:6,12,18 43:1,  
 13,16 44:2,5  
 45:14 46:2,10

48:4 49:10,14,17  
 56:15 63:23 69:4

**house** 5:8 31:12  
 32:23 66:6,9

---

## I

---

**idea** 36:9

**identified** 25:7  
 26:6 52:12 61:14,  
 17

**identifies** 66:22

**identify** 50:24  
 52:9,19,20 66:23

**ignorant** 33:11

**illegal** 45:25

**image** 4:13 43:3  
 47:13

**imagery** 35:23

**immediately** 15:9

**impending** 58:2

**implemented**  
 58:4,7

**implication**  
 61:20,24

**implied** 16:4

**important** 42:14  
 66:4

**impression**  
 43:12,14

**inch** 45:10

**inches** 24:20  
 38:22,24 45:10  
 51:2

**include** 37:24  
 50:19

**included** 7:4  
 37:25 45:18 46:21

**includes** 7:21

**including** 58:17,  
 19 59:15 60:3

61:21,23

**Incorporated**  
 60:12

**incorrect** 34:6

**increase** 44:23

**indetermination**  
 25:24

**indication** 43:5

**indiscernible**  
 7:22 8:17 10:1,9  
 13:6,19,20 15:1,6,  
 20 17:18 18:16,19  
 19:13 20:7,19  
 21:14,16,25 23:4  
 24:2,15 25:12  
 27:5 28:2,18,23  
 30:25 36:9,25  
 37:3 38:24 39:2,7  
 41:5,18 42:25  
 49:5 52:7,14,21,  
 22 56:14 64:1,18,  
 24 66:3 67:1,5,20

**individual** 27:13

**individuals** 43:6

**infer** 5:2,4

**inference** 45:7  
 59:1

**inferred** 62:16

**inflammatory**  
 35:10

**inform** 62:16  
 63:15

**information**  
 13:10,13,14 14:25  
 22:4 37:14 38:1  
 54:11,22 55:2  
 59:13 61:18 63:7  
 70:1,7,8,10,15

**informed** 56:17  
 59:14

**initial** 4:24 41:23

**initially** 40:7  
 52:24

**injustice** 67:13

**input** 69:2

**inquiring** 65:8

**instance** 65:15,17

**instructing** 65:6

**instruction** 41:20  
 59:13 60:21

**instructions** 5:4  
 10:5

**intent** 4:12,20  
 8:22,23,25 56:20  
 57:4,12 58:6,7  
 61:19 62:1 63:11  
 64:9 66:5,8

**intention** 9:1

**intentional** 11:13

**interested** 22:1

**interesting** 58:14  
 59:11

**interject** 10:24

**introduced** 28:3

**introducing**  
 49:12,21

**inventory** 48:7,8

**investigate** 46:1  
 55:4

**investigation**  
 44:8 46:6 54:16  
 62:14

**involve** 11:12

**involved** 33:17

**ISA** 17:11 42:22

**issue** 62:18

**issues** 64:11

---

## J

---

**James** 32:12,19

**Jamie** 14:18,24,  
 25 16:3 17:8 35:6

54:9 55:22 66:17	<b>larger</b> 48:2	31:17,23,25 34:22 35:4 36:10,15 49:25 50:2,7 51:22 52:19 56:10 57:24 58:4	26:1
<b>job</b> 19:7 47:12 50:15	<b>law</b> 22:19 66:7		<b>markings</b> 12:14 55:8,10
<b>July</b> 15:12 17:14 19:4,19 20:11 32:13,25 33:25 35:16,17 40:7 47:4,12,24 48:2, 19,22,25 49:9,15 50:7 52:25 53:5,7, 18 55:22 56:24 57:10,13 60:9,14 66:21 67:18	<b>leaflets</b> 26:20		<b>Matt</b> 7:23
	<b>learn</b> 19:23	<b>lots</b> 11:11 31:25	<b>matter</b> 44:8 54:9
	<b>learned</b> 55:24	<b>low</b> 39:14	<b>measure</b> 24:4 28:14,16,19 38:20 39:1,11,15,16 52:1,3
	<b>learning</b> 13:1	<b>lower</b> 31:15	
	<b>leave</b> 69:9		<b>measured</b> 24:4 28:12,13 39:12
	<b>leaves</b> 26:20,21	<b>M</b>	<b>measurements</b> 39:10,11 46:18 63:8
	<b>left</b> 10:13 11:1 26:3 28:25 29:19 39:15 54:21,25	<b>made</b> 5:16 12:13 16:14 27:10,19 32:13 33:25 35:7, 10 44:14 45:1 47:6 54:13 57:1,9 58:2 59:7,20 64:3, 4,17	<b>measuring</b> 28:20 51:20,21 52:1
<b>June</b> 15:13 42:1 56:24 57:10,12, 14,19,20 58:11 59:22 60:1,10,21 67:15	<b>left-hand</b> 35:1	<b>majority</b> 18:15	<b>mediation</b> 30:23
	<b>length</b> 56:18 62:24 63:15 64:14	<b>make</b> 5:5 12:19 13:7,20 21:6 25:2 28:11 39:19 46:11 50:22 52:1 57:8 61:20	<b>meet</b> 57:23
	<b>letter</b> 34:3 53:13	<b>makes</b> 65:20	<b>meeting</b> 58:11
<b>K</b>	<b>letting</b> 54:12	<b>making</b> 13:12 33:4 45:7 62:25 64:12	<b>members</b> 59:24
<b>Kelly</b> 23:1	<b>level</b> 58:24	<b>man</b> 9:15 33:21 65:20 66:9 67:13	<b>mention</b> 58:16
<b>Kelly's</b> 44:19	<b>Lewis</b> 23:1 37:1,4, 8,10,21 38:2,9,12, 18,21,24 39:3,9, 17,19 40:2,9,14	<b>man's</b> 35:14	<b>mentioned</b> 17:9 34:9 38:15 42:12
<b>kind</b> 6:4 24:7,8 25:21 52:11 54:15	<b>Lewis's</b> 66:21	<b>manner</b> 4:17 45:4	<b>mentioning</b> 58:17
<b>knew</b> 6:6 8:14,16 11:11,15,17 14:13 32:16 33:7 49:6 65:13	<b>license</b> 33:16	<b>map</b> 4:13 5:17 18:10,11,13,18 19:4,12 23:17 25:14,15,18 31:11 41:9 44:24 47:16 60:16,17,23 61:7 67:2 68:8,11,15, 16	<b>message</b> 54:22, 25
<b>knowing</b> 45:9	<b>licensed</b> 33:17 59:18 66:11	<b>marked</b> 5:15 7:8 8:17 12:3 18:11	<b>met</b> 17:17 43:9
<b>knowledge</b> 34:3 37:25 56:20 57:3, 5,12 58:15,24 59:19 61:18,25 63:10 66:4	<b>lie</b> 35:9		<b>method</b> 39:5,10
<b>knowledgeable</b> 67:17	<b>lighter</b> 41:11,15		<b>methods</b> 39:11
<b>Kubel</b> 23:16,18	<b>limited</b> 37:14		<b>Mexican</b> 45:15
<b>L</b>	<b>location</b> 46:23 65:1		<b>middle</b> 10:25 35:6
<b>labeled</b> 61:12	<b>locations</b> 31:5 44:13,14		<b>Mills</b> 32:12,19
<b>lady</b> 27:19 32:22	<b>long</b> 22:22 26:13		<b>mind</b> 61:3
<b>large</b> 10:8 31:25 47:23	<b>longer</b> 24:2 31:12		<b>minimum</b> 62:9 63:4
	<b>looked</b> 11:25 14:9 39:20 63:25		<b>minute</b> 47:17
	<b>lot</b> 5:12 6:5 10:18 11:12,13 13:24,25 18:10 19:15 20:13 22:22 27:12 28:25		<b>Misha</b> 20:9 54:18 56:9

<b>missed</b> 30:6	<b>needed</b> 6:7 22:8	<b>offering</b> 27:16	<b>paid</b> 15:23 33:6
<b>mistake</b> 52:1	<b>neighbor</b> 20:8 56:8	<b>officer</b> 4:5,9 5:21 7:6,11 12:7 17:5 18:18 20:21 21:11,20 28:6 32:8,10 46:4 49:11 64:4,13 68:3 69:19	<b>paragraph</b> 13:17 37:17
<b>mitigate</b> 30:23 67:8	<b>neighbors</b> 48:16 56:7	<b>officer's</b> 56:17	<b>paraphrase</b> 58:22
<b>mitigation</b> 23:1 31:21,25 66:19	<b>night</b> 47:20 49:8 50:18	<b>offset</b> 26:23	<b>part</b> 4:14 18:11 27:7,9,14 28:14 42:14 59:10 60:9 70:10,17
<b>mixed</b> 30:12	<b>northern</b> 15:6	<b>olden</b> 31:20	<b>partial</b> 60:23
<b>Mm-hm</b> 9:21 11:14 12:5 14:11	<b>Nos</b> 38:7,11	<b>older</b> 11:2,3 25:15	<b>passed</b> 52:14
<b>moment</b> 12:7 16:11 56:3	<b>note</b> 67:14	<b>onsite</b> 20:23 39:16 44:11,16,24	<b>past</b> 48:11
<b>momentarily</b> 57:3	<b>notes</b> 45:4	<b>opened</b> 50:18	<b>pay</b> 15:22 19:7
<b>Monday</b> 21:9 69:23	<b>notice</b> 52:25 60:1	<b>opening</b> 33:22	<b>PDF</b> 11:23 12:2 19:12
<b>Monroe</b> 32:11 34:20,25 35:3,19 46:13,17,24 47:2 48:9,15,19,22 49:2,12 50:20 52:5,24 53:2,5,10, 18,24 54:4,8,16 55:3,6,14,18,21, 24 56:1,6 64:19 67:2,7,19 68:2	<b>notify</b> 53:24	<b>opinion</b> 18:5 41:2	<b>pen</b> 61:8
<b>months</b> 34:1	<b>notifying</b> 47:10	<b>opportunity</b> 23:4 40:16	<b>people</b> 17:17 20:22 27:13 32:15 34:2 35:13
<b>morning</b> 47:21 48:25 50:18	<b>number</b> 6:4 27:11 29:15 31:16,25 32:5,9 34:15 48:5 51:1,2,5,6 52:4 56:25 63:2 65:4, 24	<b>opposite</b> 26:21, 22	<b>Perfect</b> 34:11
<b>move</b> 44:21	<b>numberings</b> 44:18	<b>order</b> 36:14	<b>perform</b> 39:23,25
<b>moves</b> 47:14	<b>numbers</b> 48:6,7 51:6 61:2	<b>ordinance</b> 31:19 58:2,7 61:20	<b>performed</b> 39:7
<b>multiple</b> 51:17,18 52:2	<hr/> <b>O</b> <hr/>	<b>outlined</b> 15:21 17:22	<b>permit</b> 9:1,5 12:19,24 13:5,8 16:17 22:8,16,19 33:7 50:8,9,10 56:19 62:19,25 63:16 64:20,22 65:10,14,15
<b>muni</b> 62:4	<b>oak</b> 5:3,15,16,25 8:17 10:25 11:4 13:23 14:15 16:4, 10,12,15 19:14 25:8,9,20,24 26:1, 3 51:11,13,15 52:6,19 58:14,15, 16,25 59:1,3 65:7	<b>outlining</b> 58:11	<b>permits</b> 22:22 64:11
<b>municipal</b> 64:10	<b>oaks</b> 8:13,18 11:18 16:6,13 51:17 57:7 58:22	<b>outrage</b> 32:14 34:2	<b>permitting</b> 64:8
<hr/> <b>N</b> <hr/>	<b>occurred</b> 45:24 54:24 56:4	<b>overhead</b> 24:24 34:7,20,21	<b>person</b> 51:24 56:13 65:8
<b>N27</b> 35:16	<b>occurring</b> 47:11	<b>owner</b> 50:9 57:4 62:20 63:11	<b>personal</b> 44:8
<b>named</b> 27:19	<b>offered</b> 7:12,13 27:8 28:3,8	<b>owners</b> 66:5	<b>personally</b> 44:18 53:22
<b>names</b> 52:13		<b>owning</b> 62:20	<b>perspective</b> 36:11
<b>nature</b> 59:14		<hr/> <b>P</b> <hr/>	<b>phone</b> 55:11,15
		<b>packet</b> 32:9	<b>phonetic</b> 4:23
		<b>pages</b> 61:8	



<b>photographic</b> 60:10	8:12 10:3,4 12:18 40:12 46:14,25	62:20 63:11 64:6 65:2,4 66:5	<b>pursuant</b> 43:4
<b>photographs</b> 34:8	<b>preparing</b> 5:13	<b>proposal</b> 40:3,4	<b>put</b> 31:18,21,22 35:12 40:5 55:10 62:2 65:12
<b>Pian</b> 4:23	<b>present</b> 34:15 68:5	<b>proposed</b> 8:11 12:3 58:1,11	<b>putting</b> 47:21
<b>picture</b> 7:15 23:25 42:22	<b>presentation</b> 43:21,23	<b>protected</b> 5:2,12 6:4 8:12,25 9:4 11:16,18 13:9,10, 24,25 14:13,22 15:4,15 16:5,6,15 17:25 18:3,6 19:15,20 20:3 21:3 22:13,23 29:1,23,25 30:10, 13 32:13,16 33:8, 13,14,15,19 38:7, 9 43:24 44:6,9,11, 25 45:1,7,13 46:7 47:4 48:16 53:14 57:5,6,9 58:13,17, 23 59:2,25 60:2,8 61:21,24 62:17,18 63:3 64:20,21,25 65:5,9,13,15,19 66:21	<hr/> <b>Q</b> <hr/>
<b>pictures</b> 23:14 44:17	<b>presented</b> 32:17 62:11,13 64:16		<b>qualifying</b> 45:2,9
<b>piece</b> 39:14	<b>preservation</b> 64:19		<b>question</b> 24:22 28:21 49:5 51:20, 22 55:12 60:2,7 62:6,23
<b>pink</b> 41:10	<b>pretty</b> 5:4		<b>questioning</b> 26:24 36:25 46:11 61:10
<b>place</b> 39:12 47:19 62:7	<b>prevent</b> 33:21		<b>questions</b> 25:13 27:4 32:7 37:4,15 38:6,11 40:17,21 43:20 52:17
<b>plan</b> 4:21 5:20,21, 22,24 7:19,22 8:3 9:19 11:12,22 23:1 29:9 68:20	<b>prevents</b> 65:1		<b>quickly</b> 40:23
<b>planned</b> 14:14	<b>previous</b> 25:16 50:22 63:8		<hr/> <b>R</b> <hr/>
<b>planning</b> 5:7	<b>previously</b> 63:22		<b>raised</b> 38:10
<b>plans</b> 36:13	<b>prior</b> 11:20 63:12 66:7		<b>Ramirez</b> 4:6,8 12:17 16:6,9,14 39:6 43:20 44:1,3, 9 45:20 46:8,14, 16,20 47:1,6 48:6, 10,18,20,24 49:15 50:3,12,17,21 51:19 52:8,24 53:1,4,17,21 54:2, 7,10,20 55:5,12, 16,20,23,25 56:3, 8 60:6,9 61:4,9 62:4 63:21
<b>plant</b> 67:8	<b>proceed</b> 4:6 14:16 21:25 58:4, 13 67:17	<b>protection</b> 59:21	<b>ratings</b> 37:13
<b>planted</b> 32:1 67:10	<b>proceeded</b> 57:7	<b>provide</b> 18:12 21:19 49:10 68:24 70:14	<b>Raymond</b> 4:13 9:8,16,19 14:7,19 15:10 55:11,14 57:21 58:14
<b>planting</b> 30:23	<b>proceeding</b> 20:15	<b>provided</b> 4:18,23 5:18 19:12 27:15, 23 40:13 42:4 44:12 48:11 49:5 59:8 60:17	<b>read</b> 6:14 7:4 43:4
<b>play</b> 15:2 62:23	<b>process</b> 64:6,8,9, 20,23	<b>public</b> 8:5 34:1,2	<b>reading</b> 52:23
<b>plot</b> 29:9	<b>produce</b> 48:21	<b>published</b> 49:23	
<b>point</b> 4:7 7:5 14:23,24 16:10 21:23 34:22 43:20 44:21 47:13,17	<b>produced</b> 39:25	<b>pull</b> 23:13 25:15 35:13 47:7	
<b>pointing</b> 58:14	<b>professional</b> 6:7, 8	<b>punish</b> 33:15,20	
<b>portion</b> 16:1 35:3 36:9 41:10 47:15	<b>professionals</b> 5:5	<b>punishing</b> 33:5	
<b>possession</b> 37:1	<b>promised</b> 9:19	<b>punishment</b> 67:10	
<b>poster</b> 35:16	<b>properties</b> 31:21	<b>purports</b> 41:11 60:19	
<b>potential</b> 52:20	<b>property</b> 8:24 16:9 22:15 31:15, 22 33:3,20 37:19 57:4,6,17 58:3 59:4 61:19,20,22	<b>purpose</b> 8:9,22 57:25	
<b>potentially</b> 55:1 69:2			
<b>prefer</b> 61:3			
<b>prepared</b> 4:16 5:8			

<b>ready</b> 4:6	<b>referenced</b> 44:24	14,20 21:2 22:15,	<b>requested</b> 54:11
<b>realize</b> 64:13	<b>references</b> 43:22	22 32:15 33:6,8	<b>requesting</b> 55:1
<b>reason</b> 12:9 55:18 63:20	<b>referring</b> 7:9 31:4 43:2,24 62:6	41:20 58:6,7,22	<b>requests</b> 54:14
<b>reasonable</b> 57:8 59:1,19 65:2,3 67:12,22 69:11	<b>reflected</b> 45:3 59:9	59:1 60:22 64:25 65:12	<b>required</b> 33:18
<b>reasoning</b> 4:11	<b>reflects</b> 57:12 58:6	<b>removed</b> 6:1 11:24 20:3 23:2 30:2,9 32:13 36:13,14,19 37:7 45:16,21 47:4,16, 24 48:2,16 59:12 60:15,20,21 62:12 63:24 64:2,22,23	<b>requirements</b> 12:19
<b>rebut</b> 4:10	<b>regard</b> 6:10 15:8 22:24 30:22	<b>removing</b> 8:10 11:12 12:3 57:24, 25 58:5 61:23	<b>residence</b> 36:15, 18
<b>recall</b> 37:2 53:6, 19,21	<b>regrown</b> 26:17,19	<b>render</b> 21:20	<b>resolution</b> 42:24
<b>recalling</b> 54:12	<b>regrowth</b> 23:24 24:3,16	<b>repeat</b> 58:20	<b>respect</b> 42:7 47:2 59:16 66:5,6
<b>receive</b> 42:19 69:21 70:1	<b>reiterated</b> 63:22	<b>repeated</b> 58:17	<b>respond</b> 21:13,15 42:6 53:20 69:3, 12
<b>received</b> 20:5 45:18 50:17 53:7 54:10	<b>related</b> 24:8	<b>Replant</b> 31:4	<b>responded</b> 53:11
<b>recently</b> 37:18 38:5 62:11	<b>relative</b> 44:12,14, 24 46:22	<b>replanted</b> 32:2	<b>Respondent</b> 7:6
<b>recognition</b> 59:21	<b>relevant</b> 40:5	<b>reply</b> 69:23	<b>response</b> 5:10 9:17 21:16 22:17 42:9 55:2
<b>recommendation</b> 22:3 33:2 46:9 63:20,21 64:3,12, 17	<b>relied</b> 66:14	<b>report</b> 4:17 12:18 13:11,15,22 23:8 24:3 25:13,15 26:25 27:14,23 28:1 31:3 37:2,5, 24 38:1 39:24 40:7,10,11,17 46:18,19,23 49:18 50:19,23 51:3,6, 24 52:21,23 53:11,12,14 54:5 55:13	<b>rest</b> 61:5
<b>recommendation</b> <b>s</b> 46:4 47:3	<b>relocated</b> 66:2	<b>reports</b> 51:23 63:8	<b>restate</b> 32:11
<b>record</b> 13:4,11 27:7,9,17 48:4 52:5 57:1,11,19 60:8 68:4	<b>relocation</b> 66:7	<b>representation</b> 43:17	<b>restrictions</b> 58:4, 8
<b>recorded</b> 44:21, 22 45:12	<b>rely</b> 61:10	<b>representations</b> 37:24	<b>result</b> 45:17
<b>Recording</b> 70:17	<b>relying</b> 54:22 67:11	<b>represented</b> 39:6	<b>resulting</b> 19:12
<b>rectangular</b> 43:2, 3	<b>remaining</b> 17:22 18:6 41:17,22,23 42:2,3 60:20	<b>reputation</b> 35:14	<b>results</b> 69:24
<b>red</b> 4:18 12:4,14 25:16 55:10 61:8 68:8	<b>remarks</b> 56:15	<b>request</b> 13:8,12 16:12 55:2 57:23	<b>review</b> 6:13
<b>refer</b> 37:16 40:20, 23 41:1	<b>remember</b> 9:12 15:25		<b>revocation</b> 64:11
<b>reference</b> 25:18 26:7 45:22 60:25	<b>remnants</b> 23:25		<b>Ricky</b> 20:4 49:4
	<b>removal</b> 9:15 19:12 42:15 61:22 62:18 65:8 66:6		<b>right-hand</b> 10:8 42:24
	<b>removals</b> 44:6 45:23,24 46:7 47:10,19 56:23 57:7 60:8,11 61:21 67:18		<b>road</b> 36:10
	<b>remove</b> 8:25 13:5, 8,23 14:3 19:10,		<b>room</b> 31:14
			<b>roots</b> 13:21
			<b>rotten</b> 24:10,12
			<b>roughly</b> 42:5
			<b>rounds</b> 51:4
			<b>route</b> 35:16

**rules** 12:25**run** 70:11

---

**S**


---

**safe** 5:1,4**Salis** 9:8 14:7,20  
15:8 55:11 57:21**Salis's** 55:14**school** 29:7**scope** 52:23  
58:12**screen** 4:13**scrub** 16:3,6 25:8,  
24**search** 42:15**section** 8:22  
56:22**selected** 19:11**sense** 33:10  
65:20**sentence** 37:17**separate** 7:21**September** 4:1  
33:24 39:24 40:12**service** 37:1**Services** 27:8**seven-year** 64:17  
67:10**share** 41:7 47:22**short** 50:4**show** 26:2 49:1**showed** 7:15 12:7  
35:7**showing** 51:18**shown** 9:23 13:18  
24:11 33:22,23**shows** 5:14 11:23  
12:2 25:17 35:17  
42:23**shrub** 45:15 64:25**shrubs** 8:10  
13:17 15:21 19:11  
57:24,25**side** 11:1 23:14  
26:2 28:25 29:19  
42:24**side-view** 23:19**sight** 37:20,21**significant** 60:5**single** 57:16**sir** 70:13**site** 5:22,24 20:24  
42:11,21 53:14  
58:25 60:3 62:14  
63:25 64:2 68:19,  
20**situation** 22:2  
66:15**six-inch** 28:17**size** 8:12,15 25:1  
38:13 44:10 45:3  
59:14 62:12 63:5,  
6,24 66:1,13**sized** 68:15**sizes** 32:5**smaller** 13:18  
31:25 51:22**solely** 45:17**sort** 4:21**Southern** 37:18  
38:4 44:3 60:3**space** 31:2**spaces** 32:2**span** 45:10**speak** 56:20 57:9  
58:21**SPEAKER** 5:7,  
11,19,24 6:3,9,15,  
20,23,25 7:2,3,14,  
17,18,20,23,25  
8:2,4,7,8,18,219:3,7,13,18,22  
10:2,7,11,14,17,  
22,23 11:5,8,10,  
15,19 12:2,6,9,13,  
16,22 13:3,7,16  
14:3,6,9,12 15:2,  
7,11,13,14,18  
16:2,16,19,22  
17:2,5,13,19,24  
18:4,9,17,20,23,  
25 19:1,3,10,18,  
22 20:2,11,16,20  
21:5,8,17,19,22,  
23,24 22:5,7,11,  
14,18,24 23:3,6,8,  
16,18,21,22 26:12  
27:6,11,14,18,21,  
25 28:7,10,11,22,  
24 29:2,3,4,6,8,  
10,12,13,15,16,  
22,24 30:3,8,11,  
12,14,22 31:1,6,7,  
9,10 32:8 34:9,11,  
13,14,17,19,24  
35:2,19,21,23,25  
36:2,5,6,7,17,22  
49:19,21 51:7,9,  
11,13,15,16 53:8  
66:24 67:1,5,14,  
21,23,25 68:7,12,  
14,16,17,19,21,  
23,25 69:6,8,10,  
13,15,17 70:2,6**speaks** 61:16  
64:10**specie** 59:14**species** 25:23  
26:9 29:23,25  
38:9 43:25 44:10,  
25 59:20 63:4**specific** 57:2**specifically** 5:25  
14:15 17:8 18:1  
40:21 58:12**specifics** 43:10**split** 59:7**spoke** 43:7,11  
45:23 59:24**spoken** 54:8**standard** 39:2**start** 36:25**started** 19:8**starting** 14:24  
69:22 70:11**starts** 58:10**state** 27:8 64:6**stated** 47:11  
48:12 55:17 63:22**statement** 6:14,  
19 10:19 11:11  
19:24 35:10 44:19  
46:2,12 53:13  
55:6 58:5**statements** 21:1  
27:20 32:12 34:6  
47:6 48:15,18  
54:15 57:1,9,22**statute** 8:22**stay** 65:6**steps** 57:8**stipulated** 62:8  
63:17**stirring** 34:2**stop** 15:9 32:17,  
21,23 50:10,13**stopped** 47:13  
48:1 60:11**stopping** 15:24  
56:13,14**street** 23:14,18  
30:19 47:24 63:24**study** 39:23,24**stuff** 8:13**stump** 23:10,23,  
24 24:8,10,12,13,  
15 25:10 28:15,17  
30:6 38:11,16  
39:12 44:13 45:6,  
8 61:2,12

**stumps** 19:12,13  
23:9 24:4,5 25:5,  
7,9 28:13,15,25  
29:20 37:8,9,10,  
19 39:13 52:20

**subject** 37:19  
65:2

**submit** 6:16,18  
7:15,24 18:18  
53:13 66:7 70:7,8

**submitted** 6:17  
25:14,16 37:3  
69:1

**substantial** 57:6

**suggest** 62:11

**suggested** 12:17

**suggestion** 35:6  
66:10

**suggestions**  
30:24

**sumac** 25:10

**supplement**  
20:25

**supplemental**  
21:10,12,16 70:9

**supposed** 20:9,  
13 56:10 65:12  
66:11

**surprised** 15:15

**survey** 4:22,23  
5:14,15 8:16  
25:16 26:11,15  
44:16 45:2,11  
46:14,20,21  
50:22,23 51:24  
52:13 55:7

**survey's** 45:6

**surveyor** 50:24  
52:10,12

**surveys** 51:23

**suspicion** 49:4

**synopsis** 25:13

**system** 13:4

---

## T

---

**table** 49:3

**taillight** 43:4

**takes** 45:25

**taking** 31:3,11  
45:11 47:19

**talk** 17:20,25  
20:22 50:8

**talked** 9:8 17:21  
20:23

**tape** 52:2

**taper** 45:9

**telephone** 54:14

**telling** 33:9 50:8  
66:9

**tells** 66:11

**terms** 5:1 70:3

**terrible** 66:15  
67:13

**testified** 41:23

**testimony** 45:16  
57:15,18 59:6  
60:6,18 61:2,15,  
16,17,22 62:6,15

**thing** 23:19 24:12  
26:7 35:11 51:23

**things** 4:12 23:21  
26:18 32:12,24  
35:14 37:12 46:1  
51:25 66:14

**thinking** 5:1 40:5

**thought** 15:3,5  
16:13 33:14 65:22

**thousands** 33:6

**time** 21:13,14,20  
23:11,12 26:9,13  
35:4 40:9 47:5  
49:8 51:21 53:20  
54:12 56:18 62:24

64:14

**times** 54:8

**timing** 70:3

**today** 10:19 21:4,  
8 33:24 40:13,15  
43:21 44:7 45:17  
46:3 50:15 55:24  
56:24 57:1,15,18  
59:6 60:4 61:2  
63:13,23 64:16  
68:8,22 69:6,11  
70:6,12,13

**told** 15:9 22:12  
32:17 33:23 34:4  
54:4 56:6,8,11  
65:11

**top** 10:14 11:2  
15:25 25:25 28:23  
30:6 31:18 32:1  
41:9

**total** 37:17

**touched** 10:20

**track** 27:22

**transcribed**  
49:23

**tree** 4:12,17 6:11  
9:15 12:17,18  
13:5,9,10,15 16:5,  
23,25 17:1,2,12  
19:6,13,14 20:16,  
21 22:22 23:8  
24:1,2,9 25:21  
26:3,4,6 30:5  
33:17 35:5 37:1  
39:20,23,24  
40:22,24,25 41:20  
42:2,4,15,19 43:3,  
7 44:5,6,9 45:9,  
23,24 46:7,18,19,  
20,25 47:10,19  
49:18,22 50:1,24,  
25 51:1,7,8,11,23,  
24 52:13 53:14  
54:5,18,19 55:7,  
10,13 58:14,15,  
20,23 59:18 60:8,  
11,22 61:1,21  
64:20,25 65:8,22

66:20 67:16,17

**trees** 5:3,6,12,15,  
17,25 6:4 8:10,13,  
25 9:4,20 10:11,  
15,18,19,25 11:4,  
11,13,16,24 12:3  
13:18,22,23,24,25  
14:10,15,19  
15:16,21 16:10  
17:22,25 18:3,6  
19:11,14,15,20  
20:3,13 21:3  
22:13,16,25 23:2,  
15 24:17,22,25  
25:4,17,18 26:3,  
13,22 27:2 28:13  
29:1,19 30:1,9,13  
31:12,16,18,21  
32:1,4,13,15 33:6,  
8 35:9 36:10,13,  
19 37:7,18 38:4,6  
41:21 44:18,20  
45:7,13,15 46:22  
47:4 48:16 49:6,7  
50:23 52:6,11,19  
55:8 56:10 57:5,6,  
8,17,24,25 58:5,  
13,16,17,24,25  
59:1,3,11,15,16,  
25 60:2,15,20,23  
61:11,14,16,23,24  
62:10,12,17,18  
63:2,6,23 64:21,  
23 65:5,7,8,10,13,  
15,19,24,25 66:22  
67:8

**trimming** 19:6

**truck** 42:22

**true** 5:5 10:19  
32:18,25 39:17  
55:9 59:19

**trumps** 66:8

**trunk** 24:19 25:1  
39:2 50:25 51:12  
52:6

**trunks** 24:6,21  
50:24,25 51:1,17,  
18 52:3

**trust** 19:16

**turn** 22:25 37:5  
40:19 61:4

**two-and-a-half**  
34:1

**type** 15:4

**types** 55:8

---

## U

---

**UFD** 61:8

**UFD's** 48:7

**ultimately** 12:23

**unable** 47:19

**unbuildable**  
31:24

**uncontested**  
62:9,18,19 63:5

**underlies** 59:10

**understand**  
22:21 40:6 44:10  
46:21 50:14 55:9,  
15

**understanding**  
16:20 18:14 22:20  
39:8 54:24 59:2

**understood** 38:4  
42:8 43:17

**undisputed** 62:9

**undone** 35:15

**unfortunate**  
30:24

**UNIDENTIFIED**  
5:7,11,19,24 6:3,  
9,15,20,23,25 7:2,  
3,14,17,18,20,23,  
25 8:2,4,7,8,18,21  
9:3,7,13,18,22  
10:2,7,11,14,17,  
22,23 11:5,8,10,  
15,19 12:2,6,9,13,  
16,22 13:3,7,16  
14:3,6,9,12 15:2,  
7,11,13,14,18  
16:2,16,19,22

17:2,5,13,19,24  
18:4,9,17,20,23,  
25 19:1,3,10,18,  
22 20:2,11,16,20  
21:5,8,17,19,22,  
23,24 22:5,7,11,  
14,18,24 23:3,6,8,  
16,18,21,22 26:12  
27:6,11,14,18,21,  
25 28:7,10,11,22,  
24 29:2,3,4,6,8,  
10,12,13,15,16,  
22,24 30:3,8,11,  
12,14,22 31:1,6,7,  
9,10 32:8 34:9,11,  
13,14,17,19,24  
35:2,19,21,23,25  
36:2,5,6,7,17,22  
49:19,21 51:7,9,  
11,13,15,16 53:8  
66:24 67:1,5,14,  
21,23,25 68:7,12,  
14,16,17,19,21,  
23,25 69:6,8,10,  
13,15,17 70:2,6

**unknown** 25:23  
29:21

**unpluck** 35:12

**unprotected**  
22:16

**unscrupulous**  
33:11

**unusable** 31:24

**update** 18:20

**upgrowths** 39:13

**upper** 10:7 27:2

**upright** 24:6

**uprights** 24:6

**upset** 16:11

**Urban** 39:5 46:5  
62:16 63:4,9

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## V

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**vast** 18:15

**verbal** 5:10 9:17  
22:17 43:17

**version** 29:5,11

**viable** 32:4 36:21  
37:11 57:16 61:23  
62:10

**victim** 33:9,10

**video** 9:16 15:3  
16:3 32:20 34:6  
35:7 47:14 48:1,  
13,21,22,24 49:9,  
15,23 50:3 56:4  
59:23 66:16

**videos** 48:18 50:4  
56:12

**view** 23:14 47:24  
63:24,25 66:20

**viewer** 23:18  
30:19

**violation** 62:7,22  
63:17

**violations** 63:13  
66:7

**virtually** 33:21

**visible** 60:12

**visit** 42:11

**visits** 62:14

**visually** 60:13

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## W

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**wait** 34:10

**walk** 32:18

**walnut** 11:3 14:19  
15:4 26:3,5,6  
29:19,21 30:1  
31:18 32:2 33:15  
35:9 37:6,18 38:4,  
6 43:24,25 44:4  
45:15 47:14 50:1,  
6,14 60:3 62:10  
65:21,23 66:21

**walnuts** 15:3  
25:11,22 26:16,

17,25 30:23 33:13  
37:11 38:13 43:22  
45:21 47:23 48:3,  
5,12 60:13 63:3  
66:12,23 67:9,10

**wanted** 37:16  
53:15,22 54:23

**website** 54:25

**Wednesday** 21:8  
69:7

**week** 26:17 50:2,  
7,10

**weighed** 62:13

**weight** 28:5

**west** 11:1,2 31:15

**whatsoever** 4:17

**width** 28:14

**wildlife** 58:2  
61:20

**willingness**  
33:23

**wings** 35:12

**withholding**  
56:19 63:15

**word** 59:23

**work** 4:24 13:21  
15:8,10 17:10  
22:9 32:23 56:1  
58:12

**worked** 5:25  
17:16 19:19

**workers** 20:6,7  
56:5,6

**Works** 8:5

**write** 68:10,17

**writing** 9:25 19:5  
65:12 69:25

**written** 18:12

**wrong** 52:4

**wrongdoing**  
35:11

**wrote** 8:9 9:15  
11:21 13:22

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**Y**

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**year** 26:10 35:5

**years** 33:3,20

**yellow** 18:11 19:3  
41:11,21 42:3  
47:15 48:11  
60:19,20 61:17  
68:10

**yellowish** 41:15  
60:18

**Yelp** 9:10

**yesterday** 20:22

**young** 33:21



Exhibit 18

BPW-2024-0168

TRANSMITTAL NO. 5

Bryan Ramirez <bryan.ramirez@lacity.org>

## Illegal Removal of Protected Southern California Black Walnuts Trees at 8461 Grand View

Jamie Hall <jamie.hall@channellawgroup.com>

Fri, Jul 7, 2023 at 12:52 PM

To: Hector Banuelos <hector.banuelos@lacity.org>, Bryan Ramirez <bryan.ramirez@lacity.org>, david.miranda@lacity.org, Stephen Duprey <stephen.duprey@lacity.org>

Cc: Rikki Poulos <redezine@pacbell.net>, Kevin James <kevin.james@lacity.org>, Aidan O'Brien <apobr@yahoo.com>, Hydee Feldstein Soto <Hydee.FeldsteinSoto@lacity.org>, Stella Grey <sgrey@babanc.org>, Wendy-Sue Rosen <RosenFree@aol.com>, Paul Edelman <edelman@smmc.ca.gov>, Board LCA <board@laurelcanyon.org>

I am writing on behalf of the Laurel Canyon Association and the Laurel Canyon Land Trust, of which I am the President, to report illegal removal of mature protected Southern California Black Walnut Trees at 8461 Grand View (APN 5556-017-004) on June 28, 2023 and July 7, 2023. I took video and pictures on June 28, 2023. You can watch one of these videos at [https://share.icloud.com/photos/031\\_uwosi3-IN2iDHPdwX2GLw](https://share.icloud.com/photos/031_uwosi3-IN2iDHPdwX2GLw).

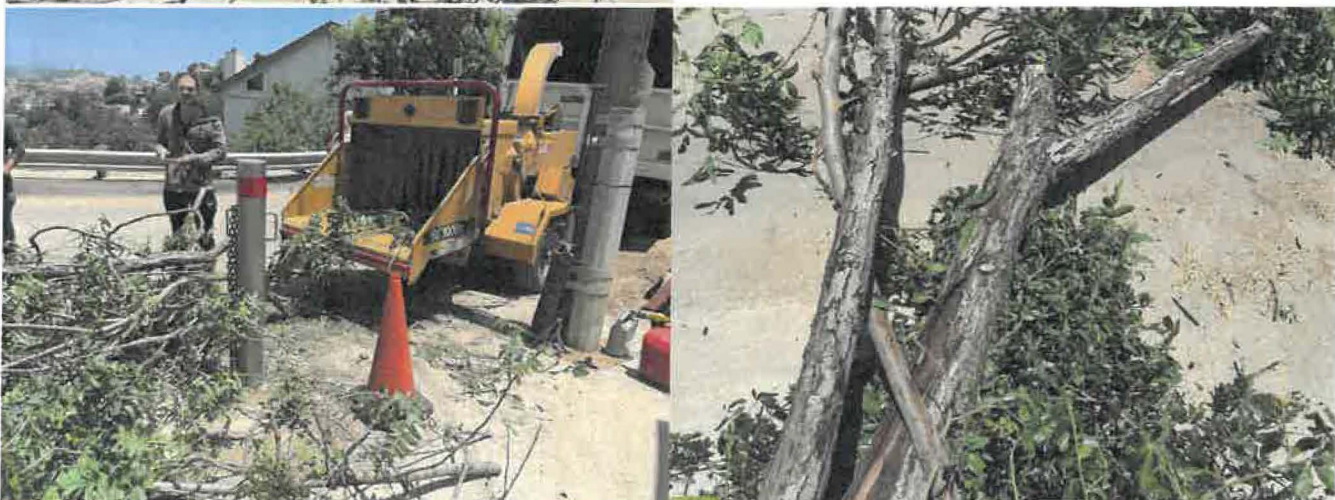
The owner is Misha Crosby. His phone number is 310-717-9973. His e-mail is [misha@mishacrosby.com](mailto:misha@mishacrosby.com).

The owner and the tree cutter admitted to not having a tree report or conducting a protected tree report. And there is no question that these are protected black walnut trees. A previous owner tried to develop the lot and submitted an application to remove protected trees (See Service Request No. 1-518418141). This development effort failed and the property was sold to Mr. Crosby.

Even though the owner was advised by me on June 28, 2023 that the activity was illegal, he hired ANOTHER tree cutter to remove the remaining protected trees on July 7, 2023. This activity is currently occurring and we are requesting immediate enforcement action. Can you send a UFD representative to the property right now?

I have cc'd the Laurel Canyon Association Board of Directors as well as representatives from Councilmember Raman, the City Attorney's Office and the Santa Monica Mountains Conservancy.

This is egregious conduct and we are demanding a formal investigation and the imposition of appropriate penalties, including withholding of building permits for up to 10 years. The owner admitted that he removed the trees in order to facilitate development.







**Jamie T. Hall**  
Channel Law Group, LLP  
8383 Wilshire Blvd., Suite 750  
Beverly Hills, CA 90211  
Main Number: (310) 347-0050  
Direct: (310) 982-1760  
Fax: (323) 723-3960  
Email: [jamie.hall@channellawgroup.com](mailto:jamie.hall@channellawgroup.com)  
Website: [www.channellawgroup.com](http://www.channellawgroup.com)

\* To Book a Meeting with Me Via Zoom Visit <https://calendly.com/channellaw/zoom-meeting-with-jamie>

\*\*\*\*NOTICE\*\*\*\*

I receive many e-mails on a daily basis and am unable to respond to all of them despite my best efforts. If you have sent me an e-mail that requires my attention and I have not responded, it may have been overlooked. In this situation, I ask that you call my office at 310-982-1760. My receptionist will ensure your e-mail is elevated and a response received. Thank you for your patience and understanding.

\*\*\*\*CONFIDENTIAL & PRIVILEGED TRANSMISSION\*\*\*\*

The information contained within this e-mail and any attached document(s) is confidential and/or privileged. It is intended solely for the use of the addressee(s) named above. Unauthorized disclosure, photocopying, distribution or use of the information contained herein is prohibited. If you believe that you have received this e-mail in error, please notify the sender by reply transmission and delete the message without copying or disclosing it.



*Please consider the environment before printing this email*

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 **Prior Tree Removal Permit Service Request.pdf**  
144K

Exhibit 1

**BOARD OF PUBLIC WORKS  
MEMBERS****AURA GARCIA  
PRESIDENT****M. TERESA VILLEGAS  
VICE PRESIDENT****DR. MICHAEL R. DAVIS  
PRESIDENT PRO TEMPORE****VAHID KHORSAND  
COMMISSIONER****SUSANA REYES  
COMMISSIONER****DR. FERNANDO CAMPOS  
EXECUTIVE OFFICER****CITY OF LOS ANGELES**

CALIFORNIA

**KAREN BASS  
MAYOR**

August 25, 2023

**TRANSMITTAL NO. 6****DEPARTMENT OF PUBLIC WORKS  
BUREAU OF STREET SERVICES****KEITH MOZEE  
EXECUTIVE DIRECTOR AND  
GENERAL MANAGER****STEPHANIE CLEMENTS  
SHIRLEY LAU  
ANA TABUENA-RUDDY  
ASSISTANT DIRECTORS**1149 SOUTH BROADWAY, STE 400  
LOS ANGELES, CA 90015REQUEST FOR SERVICE  
TEL: (800) 996-CITY OR 3-1-1  
FAX: (213) 847-3300  
STREETSLA.CITY.ORG**CERTIFIED MAIL**

Mr. Misha B. Crosby  
Datura enterprises, LLC  
1260 N Flores Street Unit 1  
West Hollywood, California, 90069  
Attention: Mr.Misha B. Crosby

**NOTICE OF ADMINISTRATIVE HEARING****NOTIFICATION OF INTENT TO ACT PURSUANT TO THE LOS ANGELES  
MUNICIPAL CODE SECTION 46.06 - WITHHOLDING OR REVOCATION OF  
BUILDING PERMITS FOR ILLEGAL REMOVAL OF PROTECTED TREES**

This notice requests your attendance at a mandatory administrative hearing regarding the illegal removal of trees protected by Los Angeles Municipal Code (LAMC) Section 46.00, et seq. The removal of protected trees occurred on or before July 7, 2023 on property located at 8461 West Grand View Drive, Los Angeles, California, 90046. LAMC Section 46.02 requires a permit from the Board of Public Works or its designated officer or employee to remove protected trees or shrubs.

LAMC Section 46.06 authorizes the Bureau of Street Services to request the Department of Building and Safety to withhold issuance of all building permits for a period of time up to ten years and/or to revoke existing permits on properties where it has been determined that unpermitted protected tree removals have occurred. In accordance with LAMC 46.06, the Bureau of Street Services hereby notifies you, and any person holding a deed of trust, mortgage, or other security interest in the property, of its intent to act pursuant to that Section. Pursuant to LAMC 46.06, a copy of this Notice has also been recorded with the Los Angeles County Registrar-Recorder, along with a Notice Affecting Real Property.

Page 2 of 2

### **Administrative Hearing**

You are requested to appear for an administrative hearing regarding this matter on September 27, 2023 at 9:30 a.m. The administrative hearing will take place at the following location:

Urban Forestry Division Conference Room  
1149 South Broadway, 4th Floor  
Los Angeles, California 90015.

You may submit any evidence which you deem relevant on this matter. Failure to appear at the administrative hearing may result in the Bureau of Street Services taking further action pursuant to LAMC 46.06.

If you have any questions regarding this matter, you may contact Ana Tabuena-Ruddy, Assistant Director, at [Ana.Tabuena-Ruddy@lacity.org](mailto:Ana.Tabuena-Ruddy@lacity.org).

Sincerely,

DocuSigned by:  
  
CE9D8B57492A452...

**KEITH MOZEE**  
Executive Director and General Manager  
Bureau of Street Services



Exhibit 2

OFFICIAL BUSINESS

Document entitled to free recording per Government  
Code Sections 6103 and 27383

Recording Requested by and When Recorded  
Return to:

LOS ANGELES DEPARTMENT OF PUBLIC  
WORKS – BUREAU OF STREET SERVICES  
URBAN FORESTRY DIVISION  
1149 S. Broadway, Suite 400  
Los Angeles, CA 90015

SPACE ABOVE THIS LINE FOR RECORDER'S USE


**NOTICE AFFECTING REAL PROPERTY**  
(Revocation and Withholding of Building Permits)

Pursuant to Los Angeles Municipal Code (LAMC) § 46.06, and the procedures set forth therein, the Bureau of Street Services of the Department of Public Works has been advised that Protected Trees, as defined in LAMC 46.01, were removed from the property described herein on July 07, 2023 without the benefit of required tree removal permits. The affected property is legally described as follows (**LEGAL DESCRIPTION**): APN 4432-010-024 TRACT NO 798 LOTS 134 AND LOT 135 which property is located at and known as (**ADDRESS**): 8461 GRAND VIEW DR LOS ANGELES CA 90046 , currently in the name(s) of (**OWNER(S) OF RECORD**): CROSBY,MISHA B

Therefore, under the authority of LAMC § 46.06, the undersigned hereby states in this affidavit that the Bureau of Street Services intends to act to request the Department of Building and Safety to withhold the issuance of building permits for any new development on the above-described property for a period of up to 10 years, and to revoke building permits already issued for the above-described property.

Pursuant to the Notice of Administrative Hearing, attached hereto, and incorporated into, to this Notice, a hearing has been set regarding this matter on Wednesday, September 27, 2023. This matter will be heard at 9:30 am in the Urban Forestry Division Conference Room at 1149 S. Broadway, Suite 400, and Los Angeles, CA 90015. Interested parties may bring representatives to this hearing and submit any evidence deemed relevant to this matter. Failure to appear at the administrative hearing may result in the Bureau of Street Services taking further action in accordance with LAMC 46.06.

Dated: This 06 day of September, in the year 2023.

  
Bryan Ramirez, Street Tree Superintendent I  
Urban Forestry Division  
Department of Public Works – Bureau of Street Services.

## CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California,

County of Los Angeles

)  
)  
)  
)

ss.

On September 6, 2013 before me Varouj Asdourian, Notary Public,  
a notary public, personally appeared BRYAN RAMIREZ,  
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose names~~(s)~~  
~~(s)~~ are subscribed to the within instrument and acknowledged to me that ~~he~~/she/they executed  
the same in ~~his~~/her/their authorized capacity~~(ies)~~, and that by ~~his~~/her/their signature~~(s)~~ on the  
instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the  
instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: \_\_\_\_\_

(Seal)

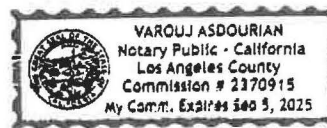


Exhibit 3

This page is part of your document - DO NOT DISCARD



20230614544



Pages:  
0005

Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

09/14/23 AT 04:15PM

FEES:	0.00
TAXES:	0.00
OTHER:	0.00
<hr/>	
PAID:	0.00



LEADSHEET



202309140750017

00023772340



014275936

SEQ:  
01

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Code Sections 6103 and 27383

Recording Requested by and When Recorded  
Return to:

LOS ANGELES DEPARTMENT OF PUBLIC  
WORKS – BUREAU OF STREET SERVICES  
URBAN FORESTRY DIVISION  
1149 S. Broadway, Suite 400  
Los Angeles, CA 90015



SPACE ABOVE THIS LINE FOR RECORDER'S USE

**NEW FORM**

Recording to correct document # 20230594468 recorded on September 06, 2023 to correct APN # 4432-010-024.  
The correct APN # is: 5556-017-004

**NOTICE AFFECTING REAL PROPERTY**  
(Revocation and Withholding of Building Permits)

Pursuant to Los Angeles Municipal Code (LAMC) § 46.06, and the procedures set forth therein, the Bureau of Street Services of the Department of Public Works has been advised that Protected Trees, as defined in LAMC 46.01, were removed from the property described herein on July 07, 2023 without the benefit of required tree removal permits. The affected property is legally described as follows (**LEGAL DESCRIPTION**): APN 5556-017-004 Tract NO 798 LOTS 134 AND LOT 135, which property is located at and known as (**ADDRESS**): 8461 GRAND VIEW DR LOS ANGELES CA 90046 currently in the name(s) of (**OWNER(S) OF RECORD**): CROSBY, MISHA B.

Therefore, under the authority of LAMC § 46.06, the undersigned hereby states in this affidavit that the Bureau of Street Services intends to act to request the Department of Building and Safety to withhold the issuance of building permits for any new development on the above-described property for a period of up to 10 years, and to revoke building permits already issued for the above-described property.

Pursuant to the Notice of Administrative Hearing, attached hereto (Exhibit 1), and incorporated into, to this Notice, a hearing has been set regarding this matter on Wednesday September 27, 2023. This matter will be heard at 9:30 a.m. in the Urban Forestry Division Conference Room at 1149 S. Broadway, Suite 400, and Los Angeles, CA 90015. Interested parties may bring representatives to this hearing and submit any evidence deemed relevant to this matter. Failure to appear at the administrative hearing may result in the Bureau of Street Services taking further action in accordance with LAMC 46.06.

Dated: This 14<sup>th</sup> day of September in the year 2023.

Dyni J. Miranda, Management Analyst  
Urban Forestry Division  
Department of Public Works – Bureau of Street Services.



## CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California,  
County of Los Angeles

)  
)  
)  
)

ss.

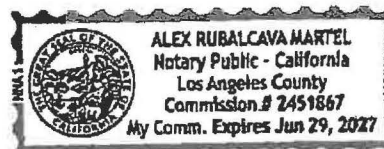
On September 14, 2023 before me Alex Rubalcava Martel / Notary Public,  
a notary public, personally appeared Dyni J. Miranda,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose names(s)  
is/are subscribed to the within instrument and acknowledged to me that he/she/they executed  
the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the  
instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the  
instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Alex Rubalcava Martel

(Seal)



**BOARD OF PUBLIC WORKS  
MEMBERS****AURA GARCIA  
PRESIDENT****M. TERESA VILLEGAS  
VICE PRESIDENT****DR. MICHAEL R. DAVIS  
PRESIDENT PRO TEMPORE****VAHID KHORSAND  
COMMISSIONER****SUSANA REYES  
COMMISSIONER****DR. FERNANDO CAMPOS  
EXECUTIVE OFFICER****CITY OF LOS ANGELES**

CALIFORNIA

**KAREN BASS  
MAYOR**

August 25, 2023

**DEPARTMENT OF PUBLIC WORKS  
BUREAU OF STREET SERVICES****KEITH MOZEE  
EXECUTIVE DIRECTOR AND  
GENERAL MANAGER****STEPHANIE CLEMENTS  
SHIRLEY LAU  
ANA TABUENA-RUDDY  
ASSISTANT DIRECTORS****1149 SOUTH BROADWAY, STE 400  
LOS ANGELES, CA 90015****REQUEST FOR SERVICE  
TEL: (800) 996-CITY OR 3-1-1  
FAX: (213) 847-3300  
STREETSLA.CITY.ORG****CERTIFIED MAIL****Mr. Misha B. Crosby  
Datura enterprises, LLC  
1260 N Flores Street Unit 1  
West Hollywood, California, 90069  
Attention: Mr.Misha B. Crosby****NOTICE OF ADMINISTRATIVE HEARING****NOTIFICATION OF INTENT TO ACT PURSUANT TO THE LOS ANGELES  
MUNICIPAL CODE SECTION 46.06 - WITHHOLDING OR REVOCATION OF  
BUILDING PERMITS FOR ILLEGAL REMOVAL OF PROTECTED TREES**

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LAMC Section 46.06 authorizes the Bureau of Street Services to request the Department of Building and Safety to withhold issuance of all building permits for a period of time up to ten years and/or to revoke existing permits on properties where it has been determined that unpermitted protected tree removals have occurred. In accordance with LAMC 46.06, the Bureau of Street Services hereby notifies you, and any person holding a deed of trust, mortgage, or other security interest in the property, of its intent to act pursuant to that Section. Pursuant to LAMC 46.06, a copy of this Notice has also been recorded with the Los Angeles County Registrar-Recorder, along with a Notice Affecting Real Property.

Page 2 of 2

### **Administrative Hearing**

You are requested to appear for an administrative hearing regarding this matter on September 27, 2023 at 9:30 a.m. The administrative hearing will take place at the following location:

Urban Forestry Division Conference Room  
1149 South Broadway, 4th Floor  
Los Angeles, California 90015.

You may submit any evidence which you deem relevant on this matter. Failure to appear at the administrative hearing may result in the Bureau of Street Services taking further action pursuant to LAMC 46.06.

If you have any questions regarding this matter, you may contact Ana Tabuena-Ruddy, Assistant Director, at [Ana.Tabuena-Ruddy@lacity.org](mailto:Ana.Tabuena-Ruddy@lacity.org).

Sincerely,

DocuSigned by:  
  
CEBD8B57492A452...

**KEITH MOZEE**  
Executive Director and General Manager  
Bureau of Street Services

This is a true and certified copy of the record  
if it bears the seal, imprinted in purple ink,  
of the Registrar-Recorder/County Clerk

SEP 14 2023

*Deana C. Loefer*

REGISTRAR-RECORDER/COUNTY CLERK  
LOS ANGELES COUNTY, CALIFORNIA



Exhibit 4

BPW-2024-0168

TRANSMITTAL NO. 7

This page is part of your document - DO NOT DISCARD



20211279005



Pages:  
0003

Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

08/20/21 AT 08:00AM

FEES:	25.00
TAXES:	672.00
OTHER:	0.00
PAID:	697.00



LEADSHEET



202108200230034

00021045269



012578425

SEQ:  
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

318053

E.8253W5

RECORDING REQUESTED BY:  
Fidelity National Title Company

AND WHEN RECORDED MAIL TO:

MR. MISHA BENJAMIN CROSBY  
1260 N FLORES STREET, UNIT 1  
WEST HOLLYWOOD, CA 90069

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 00318053  
AP#: 5556-017-004

Escrow No.: 003948-RP

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 132-  
CITY TRANSFER TAX \$ 540-

☒ computed on full value of property conveyed, or  
☐ computed on full value less value of liens or encumbrances remaining at time of sale.  
☐ Unincorporated area ☒ City of Los Angeles AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
ROBERT L. GOPEN, TRUSTEE OF THE R.L.GOPEN TRUST DATED 3/11/1986 AS TO AN  
UNDIVIDED 66.667% INTEREST AND ROBERT GOPEN, TRUSTEE OF THE GOPEN  
IRREVOCABLE TRUST FBO ROBERT GOPEN AS TO AN UNDIVED 33.333% INTEREST.

hereby GRANT(s) to:

**Misha Benjamin Crosby, a single man**

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:

Lot 134 and 135 of Tract No. 798, in the City of Los Angeles, County of Los Angeles, State of California, as per  
Map recorded in Book 16, Pages 34 and 35 of Maps, in the Office of the County Recorder of said County.

Also Known as: 8461 Grand View Drive (APN # 5556-017-004), Los Angeles, CA 90046

**DATED: August 10, 2021**

Signature Page attached hereto  
and made a part hereof

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:



## SIGNATURE PAGE

Title of Document: GRANT DEED

Date of Document: August 10, 2021

R. L. Gopen Trust Dated 3/11/1986

By: Robert L. Gopen, Trustee  
Robert L. Gopen, Trustee

Gopen Irrevocable Trust Fbo Robert Gopen

By: Robert L. Gopen, Trustee  
Robert Gopen, Trustee  
aka Robert L. Gopen

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA Massachusetts  
COUNTY OF Middlesex  
On August 11, 2021  
before me, Tori A. Silva  
A Notary Public personally appeared  
Robert L. Gopen

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



TORI A. SILVA  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires March 4, 2027





**APN: 5556017004**

Owner Name:	CROSBY,MISHA B	Name Overflow:	
Special Name:		2nd Owner Name:	
Situs Address:	8461 GRAND VIEW DR LOS ANGELES CA 90046	Mailing Address:	1260 N FLORES ST UNIT 1 WEST HOLLYWOOD CA 90069
Census Tract:	194200	Hazard City Key Code:	
Census Block:	3006	Hazard Info. No.:	0000000000
Council District:	04	Zone Code. No.:	LAR1
Tax Area:	00067	Land Use Code:	010V
Agency No.:	000000	Ownership Code:	3
Tax Status Key Code :	0	Doc. Reason Code:	A
Delq Year:	0	Parcel Area:	0.1988
Recording Date:	2021-08-20	Recorder's Doc. Key: 1	Recorder's Doc. Nbr: 1279005

**Parcel Sales Information**

SALES_SEQ_NBR	SALES_DT_CD_TXT	SALES_AMT
3	2015-04-16	\$0.00
2	2020-09-21	\$0.00
1	2021-08-20	\$120,001.00

**Building Data**

SEQ.	YR BLT	SUB PART	DSGN TYP	CLASS SHAPE	NO. UNIT	NO. BDR	NO. BATH	IMPROV SQFT	BLDG CHG YR	UNIT COST MAIN AMT	RCN MAIN AMT
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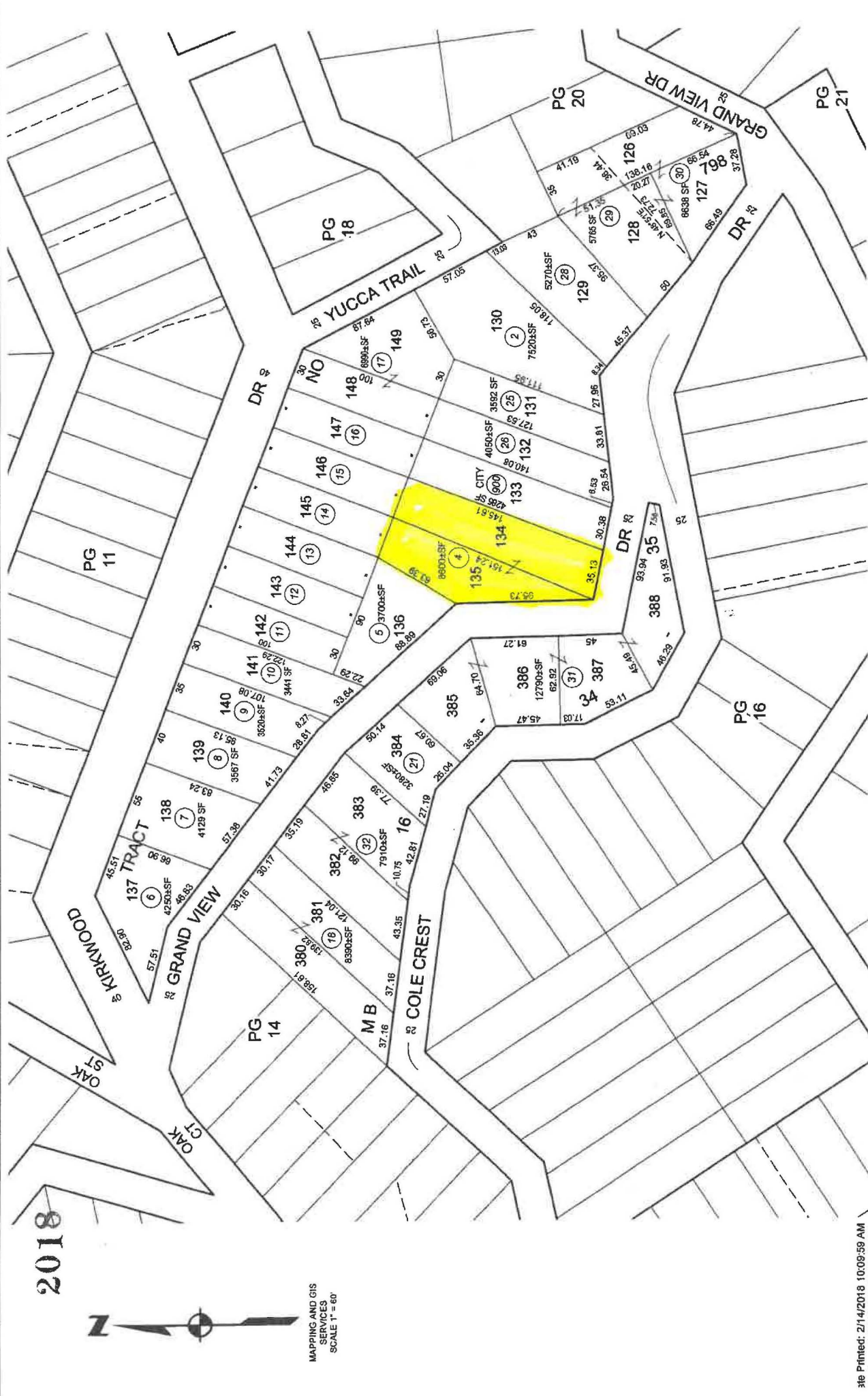
**Legal Description**

TRACT NO 798 LOTS 134 AND LOT 135

**2020 Roll Value**

	VALUE	YR	EXEMPTION INFORMATION			
LAND	\$467,047.00	2020	HOMEOWNER	\$0.00	KEY	000
IMPROVEMENT	\$0.00	2020	REAL ESTATE	\$0.00		
INVENTORY	\$0.00		INVENTORY	\$0.00		
FIXTURE	\$0.00		FIXTURE	\$0.00		
PERS PROP	\$0.00		PERS PROP	\$0.00		
			EX CLAIM TYPE CD			

5556	17	P.A. 12-11 5556-20	TRA 67	REVIS 690827 740726	831205603-84 2004032403005001-09 2004032403005002-09	2012051008004001-09 201602012002001-04	SEARCH NO 601	OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002
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# Tax Search

Exhibit 5

TITLEPOINT

Los Angeles, California  
Searched: 5556-017-004  
Order Search

Tax Year: 2022-2023  
Tax Cover: 09/04/2023  
Searched By: LEE LYNCH  
Searched On: 9/12/2023 3:16 PM

Company: CITY OF LOS ANGELES | PUBLIC WORKS | 01 | 03646-00000

APN: 5556-017-004  
Described As: TRACT NO 798 LOTS 134 AND LOT 135  
Address: 8461 GRAND VIEW DR  
City: LOS ANGELES CITY  
Billing Address: 1260 N FLORES ST UNIT 1 WEST HOLLYWOOD CA 90069  
Assessed Owner(s): CROSBY, MISHA B

Search As: Lot 135 Map 16/34A (Tr 798)  
Lot 134 Map 16/34A (Tr 798)

Tax Rate Area:	00067	Value	Conveyance Date:
Use Code:	010V	Land: 120,000.00	Conveying Instrument:
	SINGLE RESIDENTIAL	Improvements:	Date Transfer Acquired:
Region Code:	CULVER CITY	Personal Property:	Vesting:
Flood Zone:		Fixtures:	Year Built:
Zoning Code:	LAR1	Inventory:	Year Last Modified:
Taxability Code:		Exemptions	Square Footage
Tax Rate:	1.201975 %	Homeowner:	Land:
Bill #:		Inventory:	Improvements:
Issue Date:	10/15/2022	Religious:	Tax Defaulted:
		Personal Property:	Total Tax: 1,442.37
		All Other:	
		Net Taxable Value: 120,000.00	

Installment	Amount	Interest	Due Date	Status	Payment Date	Balance
1st	721.19	0.00	12/10/2022	PAID	10/12/2022	0.00
2nd	721.18	82.11	4/10/2023	PAID	6/8/2023	0.00
Total Balance:						0.00

## Special Liens

Account	Special Lien Description	Amount
03071	LOS ANGELES COUNTY FLOOD CONTROL	1.71
06111	LOS ANGELES COUNTY WEST VECTOR CONTROL DIST	14.65
06851	MRCA-BRUSH FIRE CLEAR'G DIST #1	20.00
18850	LOS ANGELES CITY LANDSCAPE & LIGHTING DISTRICT #96-1	6.03
18869	LOS ANGELES STORMWATER POLLUTION ABATEMENT	1.36

1915 ACT BOND IS COLLECTED WITH TAXES

THE INFORMATION PROVIDED IS A SUMMARIZED SEARCH OF OUR RECORDS. PROPERTY INSIGHT DOES NOT WARRANT NOR GUARANTEE THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN. A FULL/EXTENDED TAX SEARCH IS RECOMMENDED.

\*\*\*END OF REPORT\*\*\*

PTS Tree Service

9/22/23

**TRANSMITTAL NO. 8**

**Prepared For**

Misha Crosby  
8461 Grand View Drive  
Los Angeles, Ca 90046  
(310) 717-9973  
[mishacrosby@yahoo.com](mailto:mishacrosby@yahoo.com)

**Prepared By:**

Mr. Kelly Lewis

American Society of Consulting Arborist RCA #669

American Society of Consulting Arborist Tree and Plant Appraisal Qualification

International Society of Arboriculture Certified Arborist # WE-4395

International Society of Arboriculture Tree Risk Assessor Qualified

International Society of Arboriculture Certified Tree Worker 1430C

2509 Scott Place, Thousand Oaks, CA 91360 – (818) 512-5625  
E- mail: [treesurgeonklewis@yahoo.com](mailto:treesurgeonklewis@yahoo.com)

September 22, 2023

## Table of Contents

Summary.....	3
Introduction.....	4
Background.....	4
Assignment.....	4
Limits of Assignment.....	4
Purpose and Use of this Report.....	5
Observations.....	5
Site.....	5
The Tree and Stumps.....	5-8
Discussion & Conclusion.....	8-9
Appendix A -Topographical Survey.....	11-12
Appendix A – Replant Locations.....	16
Appendix B - Photos of trees and stumps.....	14-24
Appendix B - Google Street View and Satellite Images.....	25-27
Appendix B - “NavigateLA” Image.....	28
Appendix C - Assumptions and Limiting Conditions.....	29

## Summary

This tree report was prepared at the request of Misha Crosby, the property owner of 8461 Grand View Drive, Los Angeles, Ca 90046. Mr. Crosby received a notice to comply, from the City of Los Angeles, Urban Forestry Division. Mr. Crosby was directed to have a protected tree report prepared by a tree expert as per the Protected Tree Ordinance. Mr. Crosby hired Kelly Lewis, Registered Consulting Arborist, to visit the subject property to perform a visual inspection of the trees and stumps on his property and produce a formal written protected tree report to with recommendations for tree replacements and that addresses site conditions prior to the tree removal, that he can submit as requested. The data on the protected trees was collected on August 17, and September 21, 2023. The protected trees were measured for diameter at standard height (DSH) of 4.5 feet. The canopy was assessed for height and spread. The health and vigor of the trees was evaluated. The trees were numbered with a metal tag at approximately 5-feet up the main trunk, on the North side where feasible. The stumps on the property were measured for diameter at ground level. Some stumps could not be identified by species and will be acknowledged as unknown in the species category. Non-protected species were not given a number. A total of 8 Southern California Black Walnut trees were recently cut down to stumps at the subject property. Other non-protected trees/bushes were also removed. There was 1 Sumac stump which has many runners that are all in one area. There is 1 Scrub Oak stump. An old stump that is decayed and from the looks, has been there for many years that I cannot identify the species. There are 7 stumps that I was unable to identify upon simple visual inspection. These 7 stumps do not appear to be Mexican Elderberry based on the color and texture of the stumps and the new growth. The leaves are juvenile, which sometimes make identification more difficult, but the leaf arrangement is not constant with that of Elderberry. A total of 18 stumps were identified on the subject property. There are 8 Southern California Black Walnut tree stumps. There are 3 trees were definitely of the size that is considered protect under tree ordinance. There is 1 is likely to have been over have been cumulatively over 4-inches, which make it protected. There are 2 that cannot have a reasonable determination of the size health of this tree based on the condition of the stumps other than there is currently regrowth. There are 2 that did not meet the size to be considered protected under the ordinance. There is room on this property to replant mitigation trees should that be determined to be required. As per the Protected Tree Ordinance, mitigation trees can be planted on other location(s) if necessary. There is another lot just to the East of the subject property where mitigation tree could possibly be planted. I recommend that Southern California Black Walnut trees be the selected species for replanting. The container size should be 15 Gallon, or suchlike size that can be obtained in this species. The new trees can be planted in clusters of 3-4, with 10-15-feet between clusters, which is similar to how they grow naturally. At this point in time, the quantity of mitigation trees has yet to be determined. The remaining protected trees on this property were undisturbed and should be protected in place.

---

## **Introduction**

### **Background**

Mr. Misha Crosby, the owner of the subject property at 8461 Grand View Drive, Los Angeles, Ca 90046, contacted me on July 29, 2023, regarding protected trees that were removed on his property. Mr. Crosby explained that he hired a tree company to cut down some trees that resided on his hillside lot. He expressly told the owner of this tree company to not remove any protected tree species. The owner of the tree company looked at the trees on the lot and stated that there were no protected trees on the property except for some Oak trees. Mr. Crosby stated that he hired this company to remove the trees and while this crew was there, a person who lives in the neighborhood, took videos and stopped this crew from working. Mr. Crosby stated that this person stated that he was a tree expert and that they had cut protected trees and that he, Mr. Crosby, needed to hire a certified arborist. Mr. Crosby explained that some days after this incident, he hired a tree company that has a certified arborist that looked at the remaining trees and said that they were not protected species, so Mr. Crosby hired them to remove the trees. Mr. Crosby continued to explain that he received a notice to comply, from the City of Los Angeles, Urban Forestry Division. That he was directed to have a protected tree report prepared by a tree expert as per the Protected Tree Ordinance. Mr. Crosby hired me to visit the subject property to perform a visual inspection of the trees and stumps on his property and produce a formal written protected tree report to with recommendations for tree replacements and that addresses site conditions prior to the tree removal, that he can submit as requested.

### **Assignment**

Mr. Misha Crosby requested me to provide the following services:

- Visit the site and conduct a visual inspection of the trees and stumps on the property.
- Produce a formal written protected tree report with the evaluation and my findings with recommendations for tree replacements and that addresses site conditions prior to the tree removal.

### **Limits of Assignment**

In the terms of my assignment, my inspection is limited to a ground-level visual inspection of the subject trees and stumps. My evaluation is based solely upon my inspection of the trees and stumps on August 17, 2023, and September 21, 2023.



## Purpose and Use of this Report

The purpose of this report is to document my observations and opinions concerning the trees and stumps on his property tree, with recommendations for tree replacements and that addresses site conditions prior to the tree removal. This report is intended to be used by Mr. Crosby to have a formal tree report regarding these conditions on his property. This report is intended for the exclusive use of Mr. Crosby and upon submission will be the property of Mr. Crosby.

---

## Observations

### Site

On August 17, 2023, and September 21, 2023, I conducted a site visit at 8461 Grand View Drive, Los Angeles, Ca 90046. The site is within City of Los Angeles and the County of Los Angeles. The subject property is North of Sunset Blvd, West of Laurel Canyon Boulevard, just of Kirkwood Drive.

The lot is empty and slopes downhill from the street. The lot size is 3,915 Sq. Ft. APN # 5556017004.

The subject trees are located toward the lower section of the property while the stumps are scattered throughout the middle to upper area.

## The Trees and Stumps

The Protected Tree Ordinance NO. 186873 for the City of Los Angeles refers to protected trees and shrubs.

**Sec. 2. "Protected Tree or Shrub-**Any of the following Sothern California indigenous tree species, which measure four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the tree, or any of the following Southern California indigenous shrub species, which measure four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the shrub:

#### Protected Trees:

- a) Oak tree including Valley Oak (*Quercus lobata*) and California Live Oak (*Quercus agrifolia*), or any other tree of the oak genus indigenous to Southern California but excluding the Scrub Oak (*Quercus berberidifolia*).
- b) Southern California Black Walnut (*Juglans californica*)

- c) Western Sycamore (*Platanus racemose*)
- d) California Bay (*Umbellularia californica*)

Protected Shrubs:

- a) Mexican Elderberry (*Sambucus mexicana*)
- b) Toyon (*Heteromeles arbutifolia*)

The data on the protected trees was collected on August 17, and September 21, 2023. The protected trees were measured for diameter at standard height (DSH) of 4.5 feet. The canopy was assessed for height and spread. The health and vigor of the trees was evaluated. The trees were numbered with a metal tag at approximately 5-feet up the main trunk, on the North side where feasible.

The stumps on the property were measured for diameter at ground level. Some stumps could not be identified by species and will be acknowledged as unknown in the species category. Non-protected species were not given a number.

Concurrent with my visual inspection, I took photographs of the site for reference. **See Appendix B, Pictures of trees and stumps).**

Trees over 4-inches (both single and multi-stem) are assigned a health and vigor rating based on a summary of the condition of roots, trunk, scaffold branches, small branches and twigs and foliage according to the International Society of Arboriculture Guide to Judging Plant Health. Each factor was given a point score according to the guidelines (5 being the high score, 1 the worst). The total value was divided by 25 (the maximum amount of points possible) and multiplied by 100 to obtain a percent rating.

**Excellent “A” (90-100%)** – A healthy and vigorous tree characteristics of its species and reasonably free of any visible signs of stress, disease or pest infestation.

**Good “B” (70-89%)** - A healthy and vigorous tree characteristics of its species with less than 25% of the tree affected by visible signs of stress, disease or pest infestation.

**Fair “C” (50-69%)** – A healthy and vigorous tree characteristics of its species with 25-75% of the tree affected by visible signs of stress, disease or pest infestation.

**Poor “D” (25-49%)** – Greater than 75% of the tree is affected by visible signs of stress, disease or pest and appears to be in a general state of decline.

**Very Poor/ Dead “F” (0-24%)** – The tree exhibits few, if any, signs of life.

**Table of summary of trees at 8461 Grand View Dr Los Angeles, Ca 90046.**

Tree No.	Species "Scientific"	Common Name	No. of trunks	DSH (Inches)	Height (Feet)	Crown Points N,S,E,W	Health & Vigor Rating	Action Needed/ Comments
1	<i>Quercus agrifolia</i>	Coast Live Oak	2	15+10=25	25	N 18, S 8, E 16, W 7	65%, "C" Fair	Protect in place
2	<i>Quercus agrifolia</i>	Coast Live Oak	1	10	22	N 18, S 0, E 10, W 4	65%, "C" Fair	Protect in place
3	<i>Quercus agrifolia</i>	Coast Live Oak	3	17+9+9=35	25	N 24, S 5, E 17, W 5	65%, "C" Fair	Protect in place
4	<i>Sambucus mexicana</i>	Mexican Elderberry	3	6+5+5=16	6	N 20, S 4, E 4, W 6	30%, "D" Poor	Protect in place
5	<i>Juglans californica</i>	Southern California Black Walnut	3	9+9+5=23	14	N 18, S 0, E 8, W 4	55%, "C" Fair	Protect in place

**Table of summary of tree stumps at 8461 Grand View Dr Los Angeles, Ca 90046.**

Tree Stump No.	Species "Scientific"	Common Name	No. of trunks	Diameter in inches at ground level	Action Needed/ Comments
1	<i>Juglans californica</i>	Southern California Black Walnut	1	16	Stump has extensive decay
2	<i>Juglans californica</i>	Southern California Black Walnut	2	6 + 7 = 13	No decay in stump
3	<i>Juglans californica</i>	Southern California Black Walnut	1	6	Stump has extensive decay
4	<i>Juglans californica</i>	Southern California Black Walnut	1	9	decay in middle of stump
5	<i>Juglans californica</i>	Southern California Black Walnut	3	10+8+6=24	decay in stump
6	<i>Juglans californica</i>	Southern California Black Walnut	2	6+4=10	Some decay in stump
7	<i>Juglans californica</i>	Southern California Black Walnut	1	3	Old stump with regrowth
8	<i>Juglans californica</i>	Southern California Black Walnut	3	5+4+3=12	Some decay in stump
N/A	<i>Malosma laurina</i>	Laurel Sumac	5	Est 3-10	There is a lot of re- regrowth in many locations
N/A	<i>Quercus berberidifolia</i>	Scrub Oak	1	10	Has regrowth
N/A	Unknown	Unknown	N/A	N/A	unable to determine species
N/A	Unknown	Unknown	N/A	N/A	unable to determine species
N/A	Unknown	Unknown	N/A	N/A	unable to determine species
N/A	Unknown	Unknown	N/A	N/A	unable to determine species
N/A	Unknown	Unknown	N/A	N/A	unable to determine species

N/A	Unknown	Unknown	N/A	N/A	unable to determine species
N/A	Unknown	Unknown	N/A	N/A	unable to determine species
N/A	Unknown	Unknown	1	20	Old rotten stump, no growth

## Discussion and Conclusion

A total of 8 Southern California Black Walnut trees were recently cut down to stumps at the subject property. Other non-protected trees/bushes were also removed. There was 1 Sumac stump which has many runners that are all in one area. There is 1 Scrub Oak stump. An old stump that is decayed and from the looks, has been there for many years that I cannot identify the species. There are 7 stumps that I was unable to identify upon simple visual inspection. These 7 stumps do not appear to be Mexican Elderberry based on the color and texture of the stumps and the new growth. The leaves are juvenile, which sometimes make identification more difficult, but the leaf arrangement is not constant with that of Elderberry.

Of the 8 Black Walnut trees, numbers 5, 6 and 8, can be seen in the Google Street Viewer images because they are at the top of the slope. The stumps on these 3 Black Walnuts have little decay and appear too likely have been somewhat healthy. These 3 trees were definitely of the size that is considered protect under tree ordinance.

Stumps numbers 1, 2, 3, 4, and 7 have various degrees of condition and cannot be seen from the Google Street View but are in the overhead satellite images, where it is had to determinate which tree is which or trunk size and health. These black walnuts trees are more difficult to determine if they were of the size that would make them protected, if they were dead/dying or if they were viable tree and not just an old stump with regrowth.

Trees are measured for diameter at standard height (DSH) of 4.5 feet from the ground. Measurements of the stumps were taken, and the areas measured was the diameter of each cut trunk at or close to ground level. These tree trunks will be significantly smaller at 4.5-feet of the ground. Unless these Black Walnut trees were previously surveyed in a Protected Tree Report that has actual trunk diameters, I can only provide an educated estimated trunk diameter for each of these trees.

**Black Walnut Stumps #1:** This stump was cut very low, below the point where the individual stems/trunks, grow from the base. There is a lot of decay in this stump. I can not make any reasonable determination of the size or health of this tree based on the condition of the stump other than there is currently regrowth.

**Black Walnut Stumps #2:** This stump is very health with 2 distinctive trunks, 6 and 7-inches in diameter at the base. If we assume that each of these trunks was half this diameter at 4.5-feet, then this tree would likely have been cumulatively over 4-inches, which make it protected. Based on the condition of the stump, this was likely a health walnut tree.

**Black Walnut Stumps #3:** This stump has extensive decay and was likely a dead or dying tree. The diameter at the base was 6-inches which means it is unlikely this tree was 4-inches at 4.5 feet high. I do not think this walnut tree qualified as being protected under the ordinance.

**Black Walnut Stumps #4:** This stump was cut very low, below the point where the individual stems/trunks, grow from the base. There is a lot of decay in the middle of this stump. I cannot make any reasonable determination of the size health of this tree based on the condition of the stump other than there is currently regrowth.

**Black Walnut Stumps #7:** This stump was an older dead stump that had regrowth that was removed to the base level. This was not a viable Black Walnut tree, and the small size of the regrowth would indicate that these regrowth's did not meet the size to be considered protected under the ordinance.

A total of 18 stumps were identified on the subject property. There are 8 Southern California Black Walnut tree stumps. There are 3 trees were definitely of the size that is considered protect under tree ordinance. There is 1 is likely to have been over have been cumulatively over 4-inches, which make it protected. There are 2 that cannot have a reasonable determination of the size health of this tree based on the condition of the stumps other than there is currently regrowth. There are 2 that did not meet the size to be considered protected under the ordinance.

There is room on this property to replant mitigation trees should that be determined to be required. As per the Protected Tree Ordinance, mitigation trees can be planted on other location(s) if necessary. There is another lot just to the East of the subject property where mitigation tree could possibly be planted.

I recommend that Southern California Black Walnut trees be the selected species for replanting. The container size should be 15 Gallon, or suchlike size that can be obtained in this species. The new trees can be planted in clusters of 3-4, with 10-15 between clusters which is similar to how they grow naturally. At this point in time, the quantity of mitigation trees has yet to be determined.

The remaining protected trees on this property were undisturbed and should be protected in place.

---

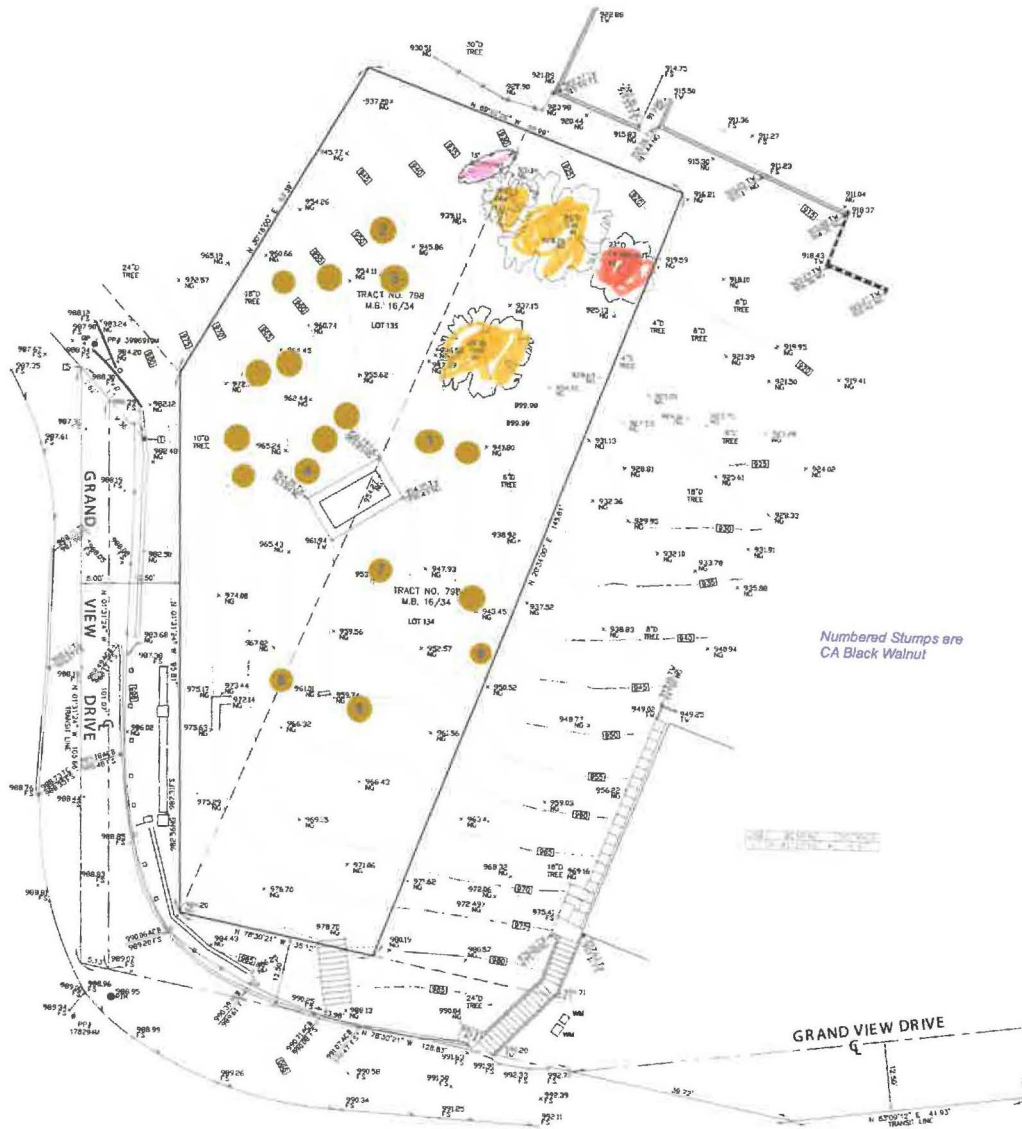
Respectfully submitted,

Kelly Lewis  
ASCA Registered Consulting Arborist #669  
ISA Certified Arborist WC-4395  
ISA Certified Tree Worker 1430C  
ISA Tree Risk Assessor Qualified  
ASCA Tree and Plant Appraisal Qualified

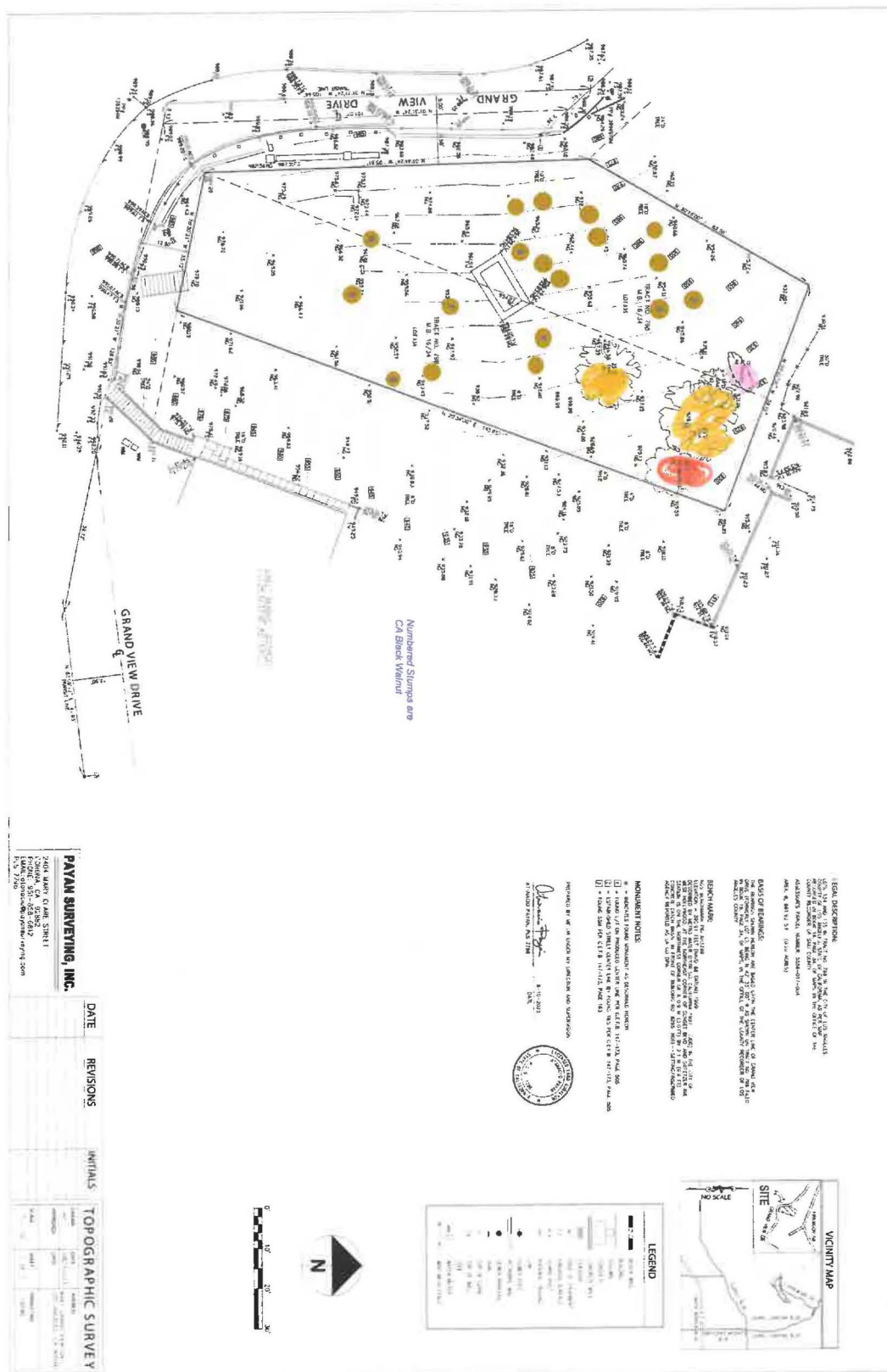




## Appendix A – Topographical Survey







## Appendix A – Replant Location



## Appendix B – Photos of Trees and Stumps

### Appendix B - Coast Live Oak







### **Appendix B – Coast Live Oak #2**





**Appendix B** – Coast Live Oak #3







## Appendix B – Mexican Elderberry #4





## **Appendix B** – Southern California Black Walnut #5



## **Appendix B** – Southern California Black Walnut Stump #1





**Appendix B** – Southern California Black Walnut Stump #2



**Appendix B** – Southern California Black Walnut Stump #3





**Appendix B** – Southern California Black Walnut Stump #4



**Appendix B** – Southern California Black Walnut Stump #5





**Appendix B** – Southern California Black Walnut Stump #6



**Appendix B** – Southern California Black Walnut Stump #7



## **Appendix B – Southern California Black Walnut Stump #8**



## **Appendix B – Other Stumps, “ Unknown” and non-protected species**



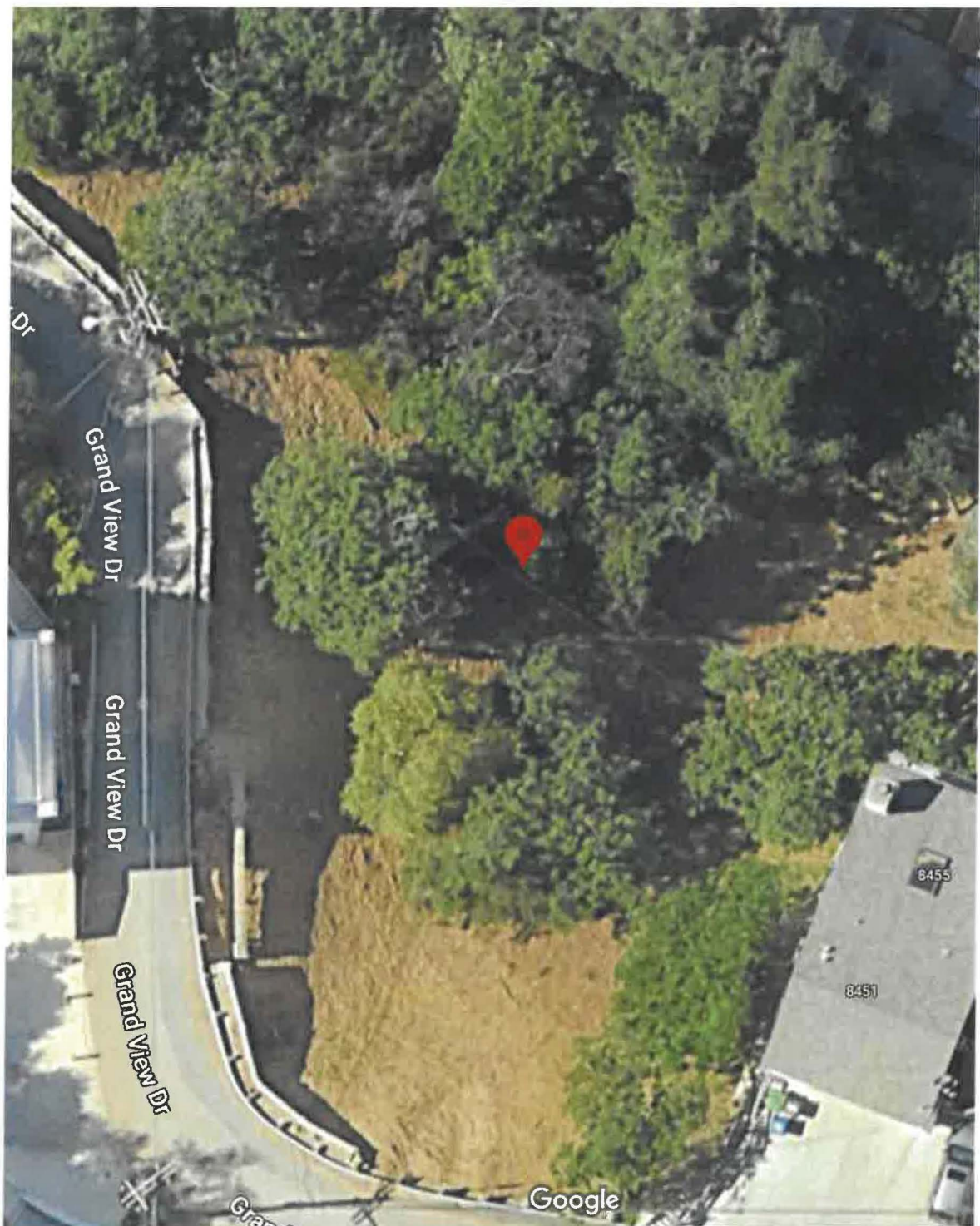






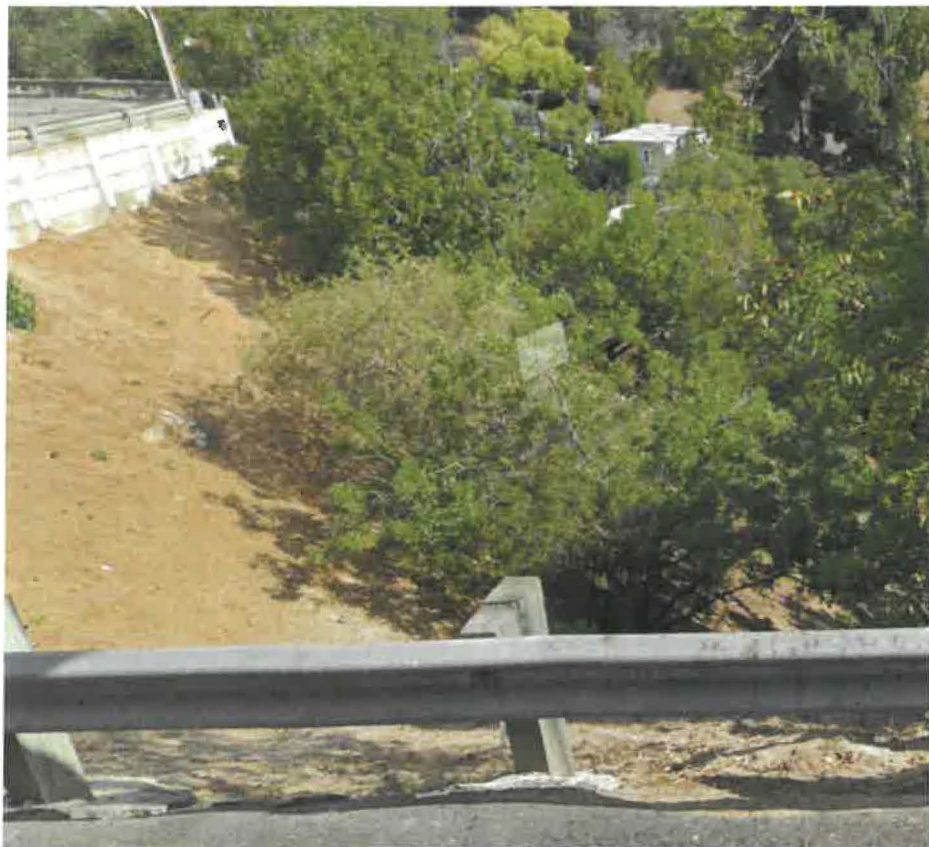


## Appendix B- Google Street View and Satellite Images





## Google Street View August 2022





## City of Los Angeles Engineering “NavigateLA” Image





## **Appendix C - Assumptions and Limiting Conditions**

1. Any legal description provided to the consultant / appraiser is assumed to be correct. Any titles and ownership to any property are assumed to be good and marketable.
2. Care has been taken to obtain all information from reliable sources. All data has been verified in so far as possible for the accuracy of information provided by others.
3. The Consultant/appraiser shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
4. Loss or alteration of any part of this report invalidates the entire report.
5. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom is addressed, without the prior expressed written consent of the consultant/appraiser.
6. This report and values expressed herein represent the opinion of the consultant / appraiser, and the consultant's / appraiser's fees is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
7. Sketches, diagrams, graphs, photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
8. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection: and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees or property on question may not arise in the future.

TRANSMITTAL NO *9*

Audio & Video will be available upon request

Custodian of Records

Urban Forestry Division

Bureau of Street Services (StreetsLA)

1 to be Exhibit 26.

2 UNIDENTIFIED SPEAKER: And 27 is the same,  
3 just farther back.

4 MS. HOPENSTAND: Oh, okay.

5 UNIDENTIFIED SPEAKER: Same date?

6 UNIDENTIFIED SPEAKER: Same date.

7 UNIDENTIFIED SPEAKER: So when you compare  
8 those with May of 2022, you can see that the great  
9 portion is still empty. (Indiscernible) idea that this  
10 was not a lot full of trees, not like road trees, and so  
11 I hope that gives a little more perspective that  
12 Mr. Crosby was -- well, let me ask, according to the  
13 plans that you all had with the trees that were removed,  
14 would they need to be removed in order for you to build  
15 a residence on that lot?

16 MR. CROSBY: Yeah.

17 UNIDENTIFIED SPEAKER: I mean, would you be  
18 able to build a residence without having some of those  
19 trees removed?

20 MR. CROSBY: I don't think it would be  
21 viable.

22 UNIDENTIFIED SPEAKER: And so I think that's  
23 all we have for now.

24 MS. HOPENSTAND: I'm going to take the  
25 questioning (indiscernible). If I may start with

1 Mr. Lewis, we have in our possession the tree service  
2 report, and I don't recall what exhibit it is, but for  
3 clarity this is Exhibit 24 submitted (indiscernible).  
4 Just a couple of questions, Mr. Lewis. If you could  
5 turn to Page 8 of that report, is it your conclusion as  
6 demonstrated here that there were eight black walnut  
7 trees that had been removed?

8 MR. LEWIS: I found eight stumps out there.

9 MS. HOPENSTAND: Eight stumps.

10 MR. LEWIS: Eight stumps that were black  
11 walnuts, and in there is which ones are viable, which  
12 ones were not. And there is some things I can't  
13 determine how big they were, their health ratings,  
14 because information is limited.

15 MS. HOPENSTAND: I will have some questions  
16 about that. But I just wanted to refer to the first  
17 sentence of the first paragraph, "A total of eight  
18 Southern California Black Walnut trees were recently cut  
19 down to stumps at the subject property." Was that your  
20 connection based on your sight of it?

21 MR. LEWIS: That's based on what my sight  
22 is, yes.

23 MS. HOPENSTAND: And you agree with the  
24 representations that you include in the report; to the  
25 best of your knowledge that's why you included this



1 information in the report --

2 MR. LEWIS: Yes.

3 MS. HOPENSTAND: -- did you not? So you  
4 understood eight Southern California Black Walnut trees  
5 were recently cut down. However, you have some -- some  
6 questions of the eight black walnut trees, there is no  
7 dispute that Nos. 5, 6, and 8 were protected; is that  
8 correct?

9 MR. LEWIS: Were protected species, yes.

10 MS. HOPENSTAND: And you raised some  
11 questions as Stump Nos. 1, 2, 3, 4, and 7?

12 MR. LEWIS: Not that they were black  
13 walnuts, of their size, condition, and how big they  
14 were.

15 MS. HOPENSTAND: And you mentioned that your  
16 analysis was based on the stump at the base; is that  
17 right?

18 MR. LEWIS: Correct.

19 MS. HOPENSTAND: And that's because you  
20 couldn't measure four-and-a-half --

21 MR. LEWIS: Correct.

22 MS. HOPENSTAND: -- is it inches?  
23 Centimeters? What is it?

24 MR. LEWIS: Inches. (Indiscernible). It is  
25 in here somewhere.

1 MS. HOPENSTAND: And you couldn't measure  
2 standard height because the trunk -- (indiscernible).

3 MR. LEWIS: Yes.

4 MS. HOPENSTAND: Okay. And that was the  
5 same method that you heard Urban Forestry Division here  
6 represented Bryan Ramirez and Mr. Dupre indicate that  
7 that was how they performed their (indiscernible). Is  
8 that your understanding?

9 MR. LEWIS: I don't know how they -- the  
10 method they used on measurements. I'm just explaining  
11 the methods I used for measurements. I didn't measure  
12 the entirety of the place at the stump, I measured the  
13 upgrowths when I could find them. Two of the stumps  
14 were cut so low all's you had is a flattened piece.

15 MS. HOPENSTAND: So you were left to measure  
16 what you would measure because that's what was onsite.

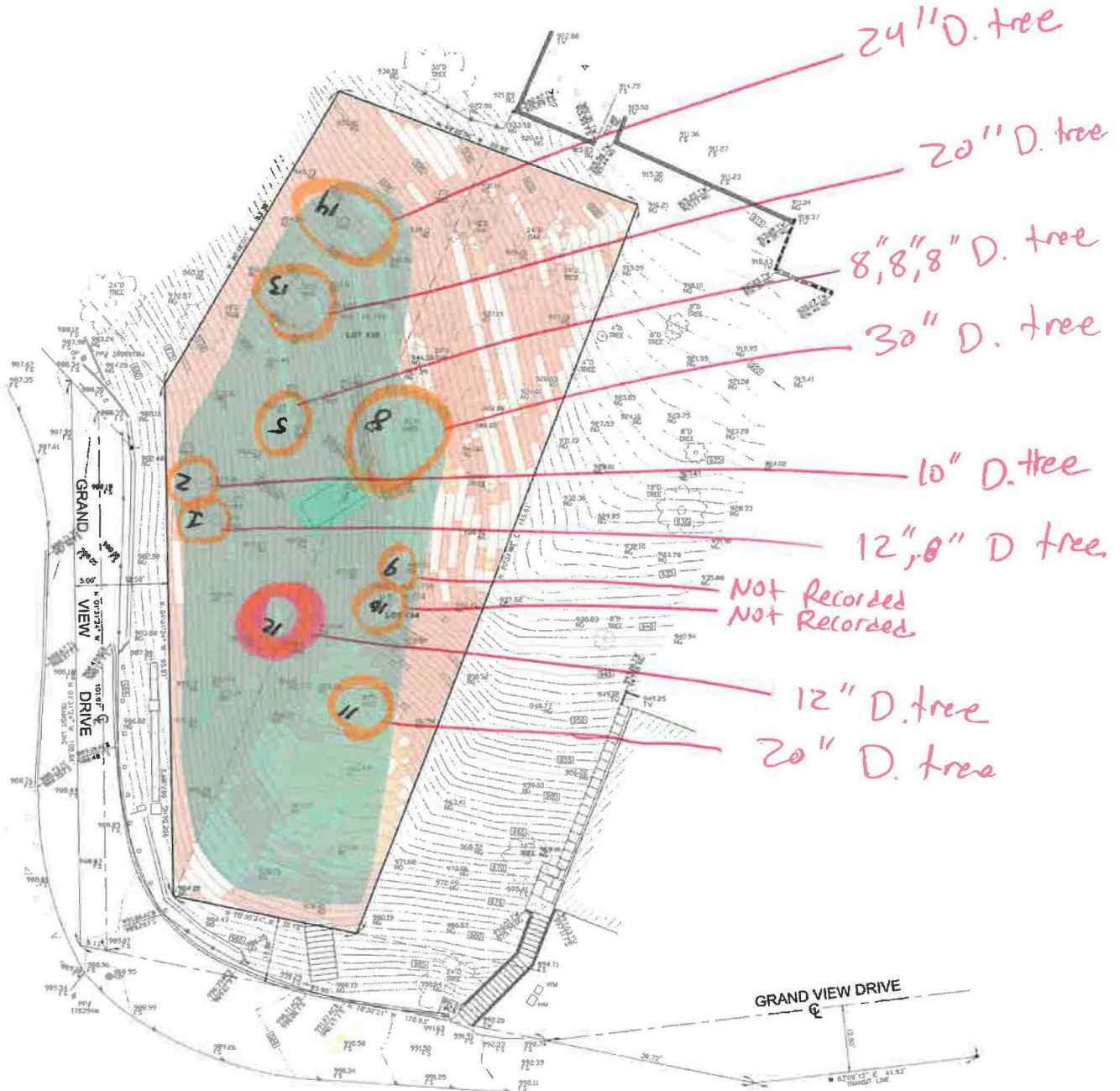
17 MR. LEWIS: True.

18 MS. HOPENSTAND: Is that fair to say?

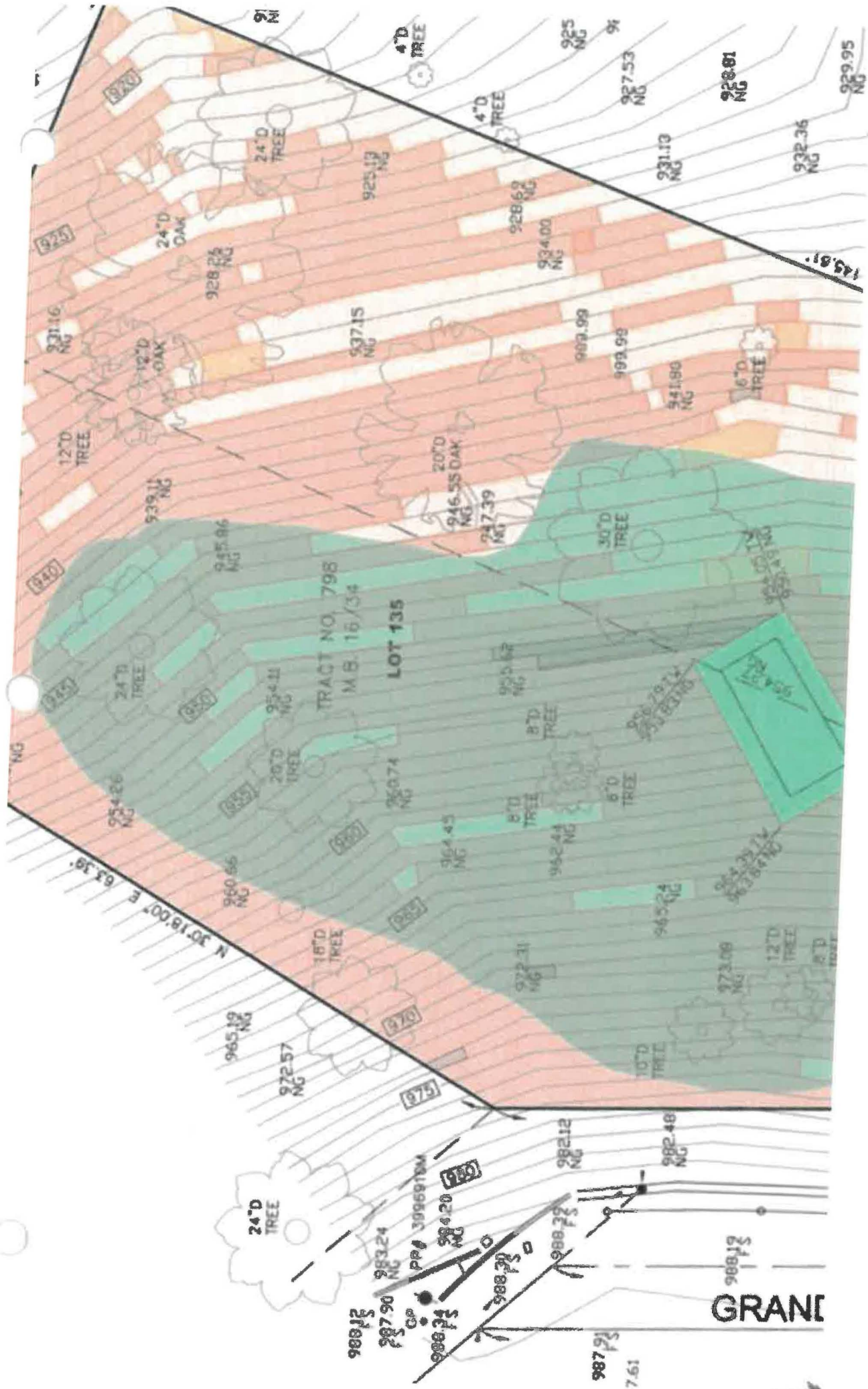
19 MR. LEWIS: And I can't make assumptions of  
20 what the tree looked like before or after that based on  
21 the fact that we can't see anything.

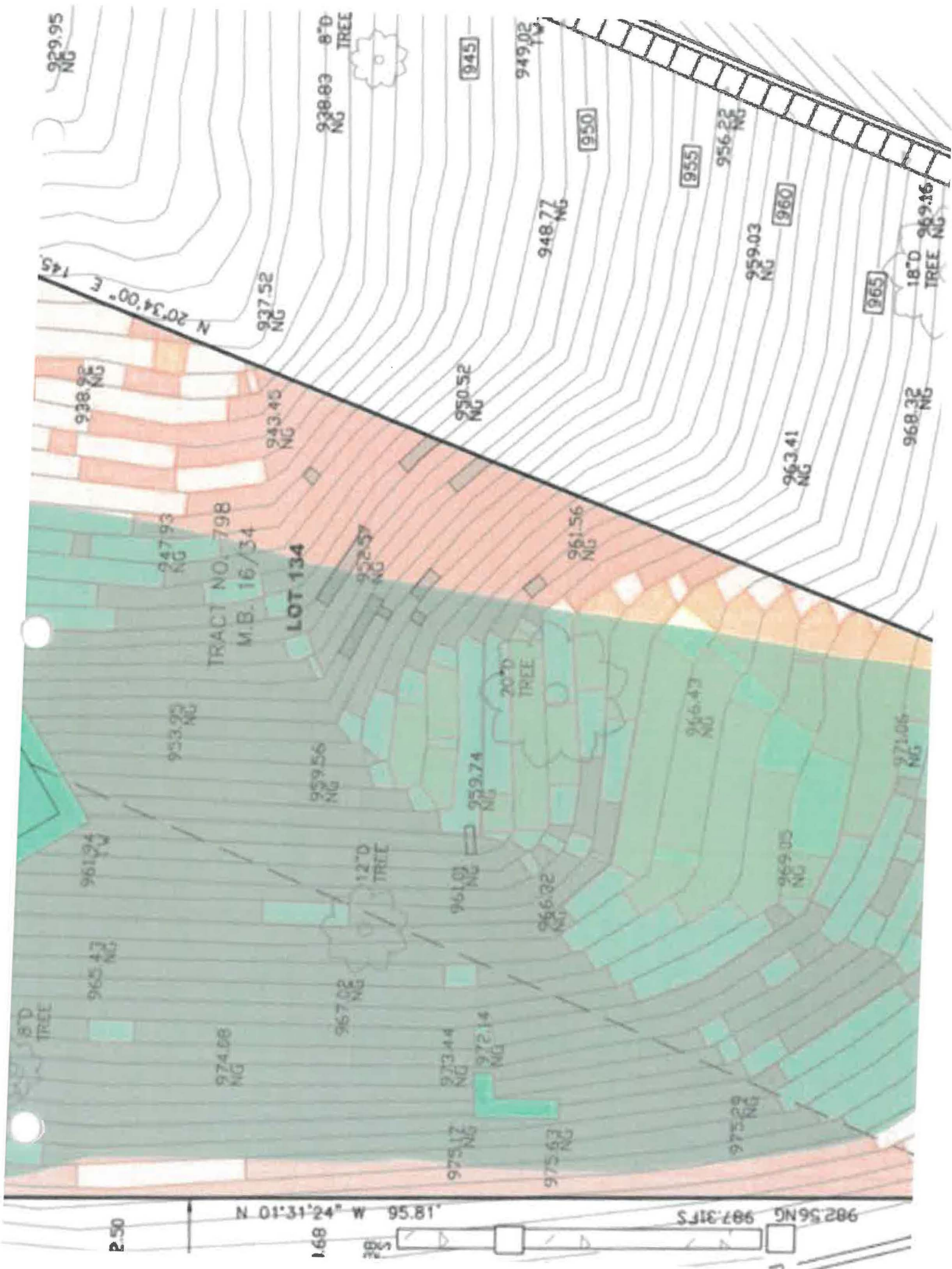
22 MS. HOPENSTAND: Okay. I think -- when were  
23 you contracted to perform this tree study? Is this  
24 called a tree study? A tree report? September 27th is  
25 when it was produced, but when were you asked to perform

Think Green Tree Care Inc. Attachments EXHIBIT D

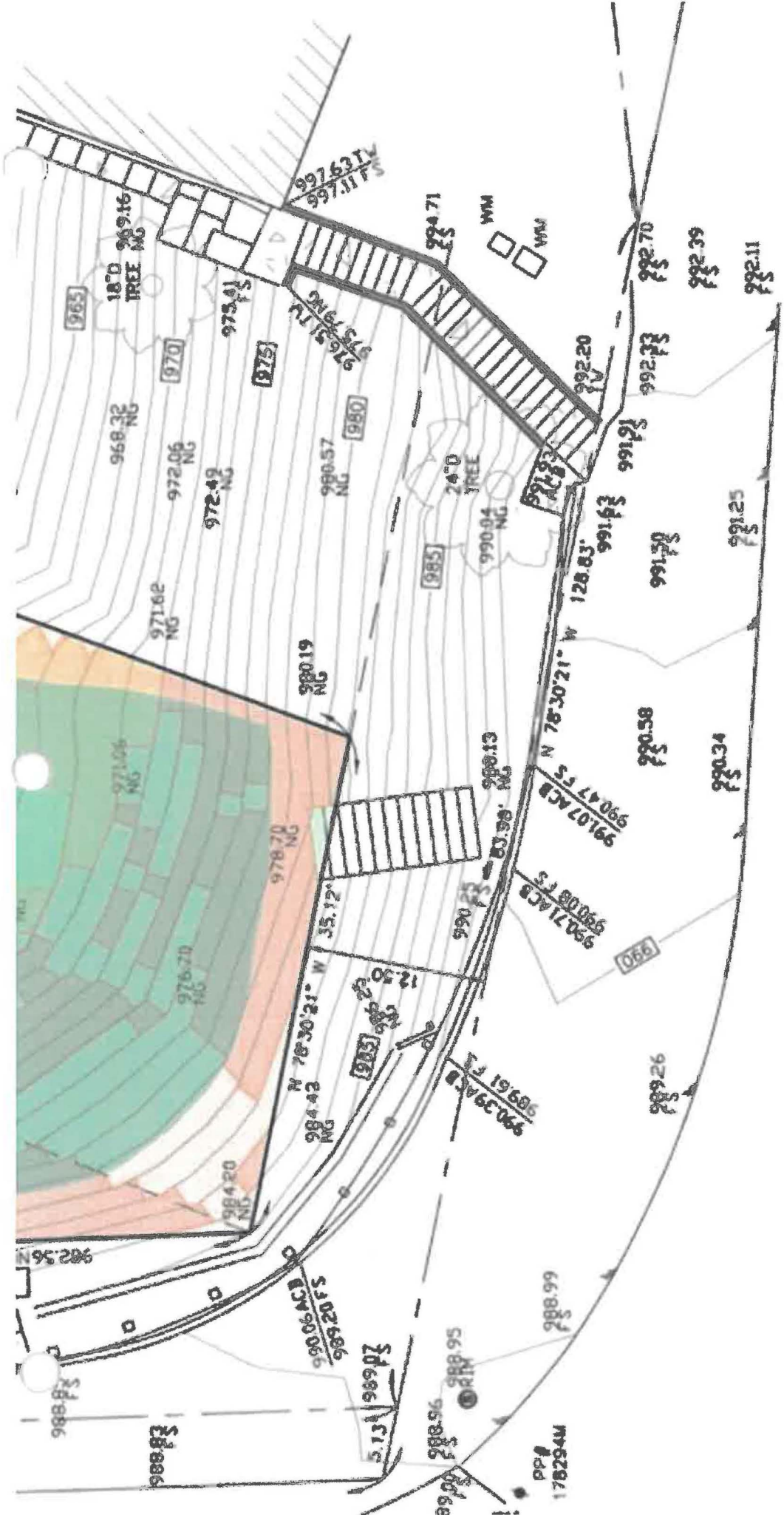














1 to be Exhibit 26.

2 UNIDENTIFIED SPEAKER: And 27 is the same,  
3 just farther back.

4 MS. HOPENSTAND: Oh, okay.

5 UNIDENTIFIED SPEAKER: Same date?

6 UNIDENTIFIED SPEAKER: Same date.

7 UNIDENTIFIED SPEAKER: So when you compare  
8 those with May of 2022, you can see that the great  
9 portion is still empty. (Indiscernible) idea that this  
10 was not a lot full of trees, not like road trees, and so  
11 I hope that gives a little more perspective that  
12 Mr. Crosby was -- well, let me ask, according to the  
13 plans that you all had with the trees that were removed,  
14 would they need to be removed in order for you to build  
15 a residence on that lot?

16 MR. CROSBY: Yeah.

17 UNIDENTIFIED SPEAKER: I mean, would you be  
18 able to build a residence without having some of those  
19 trees removed?

20 MR. CROSBY: I don't think it would be  
21 viable.

22 UNIDENTIFIED SPEAKER: And so I think that's  
23 all we have for now.

24 MS. HOPENSTAND: I'm going to take the  
25 questioning (indiscernible). If I may start with

TRANSMITTAL NO 13

Audio & Video will be available upon request

Custodian of Records

Urban Forestry Division

Bureau of Street Services (StreetsLA)

Exhibit 12

BPW-2024-0168

TRANSMITTAL NO. 14

Misha Crosby  
Datura Enterprises, LLC  
1260 N Flores St, #1  
West Hollywood, CA 90069  
[misha@mishacrosby.com](mailto:misha@mishacrosby.com)  
310-717-9973

DEPARTMENT OF PUBLIC WORKS  
CITY OF LOS ANGELES  
BUREAU OF STREET SERVICES URBAN FORESTRY DIVISION  
1149 S. Broadway, Suite 400  
Los Angeles, CA. 90015

RE: SR # 1-4377422511; Formal Statement in Response to Notice to Comply

08/01/2023

Dear Board of Public Works, Urban Forestry Division

Thank you for the opportunity to submit my formal statement on this matter. Per your notice it appears that you have concluded that at least one protected tree has been cut on my property. I have been incredibly concerned with this, as I explicitly instructed the company I hired not to cut any protected trees, both verbally and in writing (copies attached). I am grateful for the opportunity to work with you to submit the report at this point and follow the procedure to plant the necessary replacements. Per your request, I have laid out the series of events regarding tree removal that was recently done on my lot at 8461 W Grand View Drive.

I received the Notice to Comply, dated July 14, 2023 when I went to the Post Office on July 25, 2023 to pick up the certified mail. I had been out of town. A response was due July 28, 2023. I have requested an extension.

On July 31, 2023, I hired Kelly Lewis from PTS Tree Service. He is a Registered Consulting Arborist #669 and former employee of the City of Los Angeles who will be providing the requested Protected Tree Report and a mitigation plan to help resolve this issue. Please let me know that an extension to file the report is granted and when the report is now due.

I am the owner of the lot and have been working on plans to build a home for me to live on my property. I am not a developer by trade, this is a personal project that I've been pursuing for many years and this will be my first time owning a home. Based on advice of my accountant, I am using an LLC that is owned by me, Datura Enterprises, LLC., as a conduit for development.

On June 20<sup>th</sup> I contacted Think Green Tree Care Inc., Lic #1023688 and spoke with Raymond Salas. I asked if we could meet to discuss getting some trees and shrubs removed from an area of my lot. The purpose of removing the trees and shrubs from this area is for the proposed floor area for my home. I had also been made aware of an impending wildlife ordinance that is likely to affect my property and wished to proceed before restrictions were implemented on my lot regarding removing any trees.

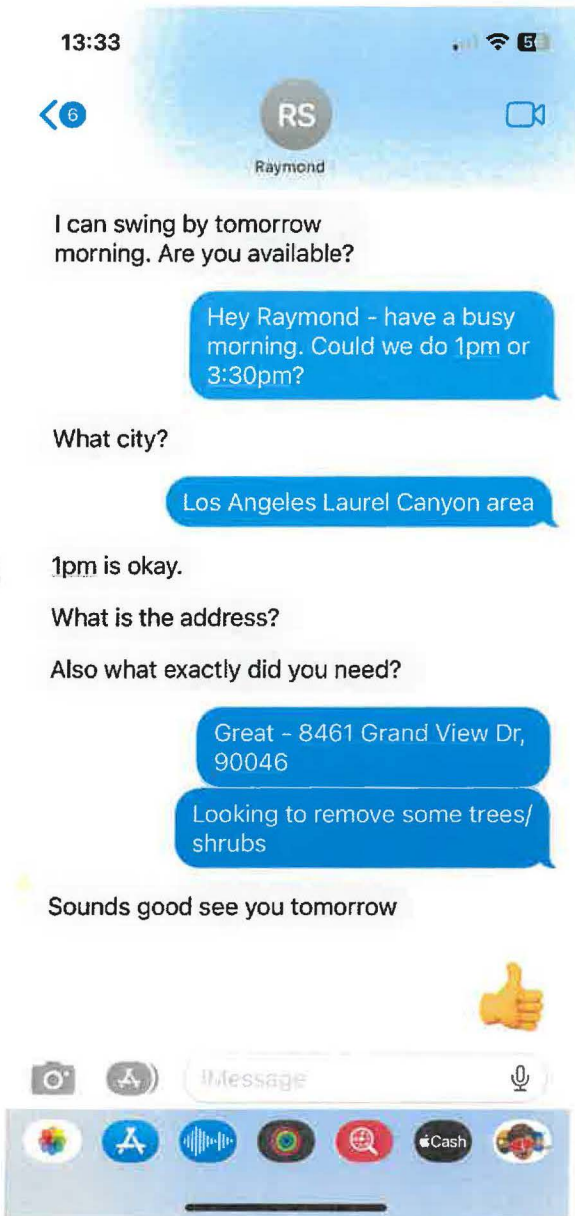
Think Green Tree Care Inc. Attachments EXHIBIT A



We met at 1pm on June 22<sup>nd</sup> at my Grand View lot where I outlined the proposed scope of work. During the walk through I specifically asked if we were ok to proceed regarding any protected trees. Raymond pointed out the oak trees on site, which had been notated on the plans and excluded from the proposed site plan area, and he said that we were good to proceed as long as they were not harmed. We then talked about logistics for parking, which I said I would attempt to arrange with my neighbours. We agreed on a price and continued to correspond via text and email.

I believed, because they were licensed, that Think Green Tree Care would know what trees were protected.

**Think Green Tree Care Inc. Attachments EXHIBIT B**





## Think Green Tree Care Inc. Attachments EXHIBIT C

**From:** Misha Crosby [mishacrosby@yahoo.co.uk](mailto:mishacrosby@yahoo.co.uk)  
**Subject:** Tree Removal - Grand View Drive - 06/28  
**Date:** June 23, 2023 at 4:26 PM  
**To:** [Thinkgreentreecaresales@gmail.com](mailto:Thinkgreentreecaresales@gmail.com)

Hey Raymond, as promised here's the floor plan and the area that needs to be cleared of trees.

The first PDF shows the overall area that needs to have the trees removed highlighted in green.

The other PDF shows the proposed home and the trees that need removing marked in red. (there maybe shrubs and smaller trees, etc, that are not shown on the maps but please clear anything in the green highlighted area that they are able to.

Please make sure the right work is done so that the roots will not cause the trees to grow back.

N.B Of course please do not remove the oak trees or any other protected trees on the lot.

Wednesday 28th 8:30am is what I have currently in the calendar.

Got an ok back from all three neighbors.

Will discuss the logistics of where we can park on the phone but essentially the dump truck should be ok to be in the driveway of 8451 & 8459 (FYI 8451 will be out of town so please park most of the truck on that side). The driveway of 8454 we can not block in the main drive but we can use the spot just to the left of the entrance where I parked when I met you if you need to park another truck there if possible.

Please send me through the \$3200 quote back here so I have it.

Cheers!  
Misha

**From:** Raymond Salas [thinkgreentreecaresales@gmail.com](mailto:thinkgreentreecaresales@gmail.com)  
**Subject:** Re: Tree Removal - Grand View Drive - 06/28  
**Date:** June 23, 2023 at 6:28 PM  
**To:** Misha Crosby [mishacrosby@yahoo.co.uk](mailto:mishacrosby@yahoo.co.uk)

Will do

On Fri, Jun 23, 2023 at 4:27 PM Misha Crosby <[mishacrosby@yahoo.co.uk](mailto:mishacrosby@yahoo.co.uk)> wrote:

Hey Raymond, as promised here's the floor plan and the area that needs to be cleared of trees.

The first PDF shows the overall area that needs to have the trees removed highlighted in green.

The other PDF shows the proposed home and the trees that need removing marked in red. (there maybe shrubs and smaller trees, etc, that are not shown on the maps but please clear anything in the green highlighted area that they are able to.

Please make sure the right work is done so that the roots will not cause the trees to grow back.

N.B Of course please do not remove the oak trees or any other protected trees on the lot.

Wednesday 28th 8:30am is what I have currently in the calendar.

Got an ok back from all three neighbors.

Will discuss the logistics of where we can park on the phone but essentially the dump truck should be ok to be in the driveway of 8451 & 8459 (FYI 8451 will be out of town so please park most of the truck on that side). The driveway of 8454 we can not block in the main drive but we can use the spot just to the left of the entrance where I parked when I met you if you need to park another truck there if possible.

Please send me through the \$3200 quote back here so I have it.

Cheers!  
Misha

**Think Green Tree Care Inc. Attachments EXHIBIT D**





## **Think Green Tree Care Inc. Attachments EXHIBIT E**

**From:** Misha Crosby mishacrosby@yahoo.co.uk  
**Subject:** Re: Your estimate 838 from Think Green Tree Care Inc.  
**Date:** June 24, 2023 at 2:41 PM  
**To:** thinkgreentreecaresales@gmail.com

Thanks Raymond!

A few updates below please and I'll get that back to you.

- 1) Change Misha Crosby to **Datura Enterprises, LLC**.
- 2) In Description add: Cut down 7 trees/shrubs on hillside (various species) as outline in emailed correspondence.
- 3) Add: Think Green Tree Care Inc ("Company") agrees that it is an independent contractor and assumes full responsibility for its employees, agents, and subcontractors. Datura Enterprises LLC ("Owner") shall not be liable for any injuries, damages, claims, or liabilities arising from or related to activities on the Owner's property at 8461 W Grand view Drive. Company shall maintain comprehensive general liability insurance coverage, including workers' compensation insurance, in amounts sufficient to cover any injuries, damages, or claims that may arise during the course of its work. Company shall indemnify and hold Owner harmless from any claims, demands, suits, or actions, including reasonable attorney fees, arising out of or in connection with Company's work.
- 4) Not planing on canceling but in the event there was a problem 25% is quite steep. Happy to do 10%.

Cheers & chat soon!

Misha

On Jun 24, 2023, at 7:26 AM, Raymond Salas <delivery@email.joistapp.com> wrote:

### **Estimate #838 from Think Green Tree Care Inc.**

**Attn: Mischa Crosby**

We are excited about the possibility of working with you.

Please click the button below to view your Estimate on a secure webpage.

[View Estimate](#)

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Trouble seeing this email? Add us to your safe senders list

## **Think Green Tree Care Inc. Attachments EXHIBIT F**

### ESTIMATE

#### **Prepared For**

Datura Enterprises, LLC.  
8461 W Grand View Dr  
Los Angeles , CA 90046  
(310) 717-9973

#### **Think Green Tree Care Inc.**

16037 Harvest Moon  
La Puente, CA 91744  
Phone: (626) 510-5144  
Email: thinkgreentreecaresales@gmail.com  
Web: thinkgreentreecare.com

Estimate # 838  
Date 06/24/2023

Description	Total
Cut down 7 trees/shrubs on hillside as outlined in email correspondence. (various species). Haul away and clean up included.	\$3,200.00
<b>Subtotal</b>	<b>\$3,200.00</b>
<b>Total</b>	<b>\$3,200.00</b>

#### **Notes:**

Think Green Tree Care Inc ("Company") agrees that it is an independent contractor and assumes full responsibility for its employees, agents, and subcontractors. Datura Enterprises LLC ("Owner") shall not be liable for any injuries, damages, claims, or liabilities arising from or related to activities on the Owner's property at 8461 W Grand view Drive. Company shall maintain comprehensive general liability insurance coverage, including workers' compensation insurance, in amounts sufficient to cover any injuries, damages, or claims that may arise during the course of its work. Company shall indemnify and hold Owner harmless from any claims, demands, suits, or actions, including reasonable attorney fees, arising out of or in connection with Company's work.

---

Think Green Tree Care is not responsible for any underground piping or sprinklers that are broken by stump grinding or underground digging. Also, by signing this document you agree to pay 25% of this contract if by any reason you choose to cancel services.

*Datura Enterprises*

---

Signed on: 06/24/2023

Datura Enterprises, LLC.

On Wed June 28<sup>th</sup> Raymond of Think Green Tree Care, Inc. and his team arranged to be on site early. I had worked out the parking logistics with the neighbours so that we were not blocking the road for passing traffic on the day.

They proceeded with their work, I had offered to bring the workers drinks up to the lot around noon.

Raymond text me to let me know that there had been an issue from a neighbour who was asking for permits for the trees as she believed they were protected.

I called him to ask what was going on. He told me he said to her that they were not protected and that we could proceed.

I stopped off at the gas station on my way up Laurel Canyon to get the drinks, and received another call from Raymond saying that there was now an environmental lawyer on site and I should come. I arrived shortly after up to the lot where I saw a man, Jamie Hall, filming, and a woman with a dog, Rikki Poulos.

It was not long before Jamie had a camera pointed at me close up asking me if I knew that this was a protected tree, I told him the tree company had informed me that they were not protected and directed the question to the tree company. Jamie then shifted the camera to Raymond and was asking about a specific tree to which he didn't know, at which point I asked Jamie to stop filming. He said that it was public property and that he could still film; at which point I still said I'd rather he didn't as it was very disconcerting whilst we were attempting to figure out what was going on.

Jamie had also said that I needed a certified arborist which I have now come to learn that even as a licenced company, Raymond's company Think Green Tree Care Inc., was not.

There were tree remains in the road blocking my neighbours' driveway and at some point during one of Jamie's speeches one of my neighbours called down to ask that we clear them away. The workers wished to clear them but Jamie had claimed we were "removing evidence". I told him that's not what was happening. I said he was free to take photographs first but we didn't want to continue blocking the street and the driveway. Once he was content he had all the photographs he wanted, I asked if the workers were ok to proceed clearing the remains. He said that they were, and then he began filming again of them disposing of the remains.

I had asked Jamie to get me some sort of verification of what he was saying was true, and he attempted to make a call and left a voice message. I took Jamie at face value with everything he was telling us. I respected his wishes and did not have Think Green Tree Care Inc. proceed.

Jamie had then gone on to mention how they knew about this lot and how they'd managed to stop the previous property owner from building, and Rikki then warned me about how organized they were as a group, and that when the new wildlife ordinance had passed it would be impossible to build.

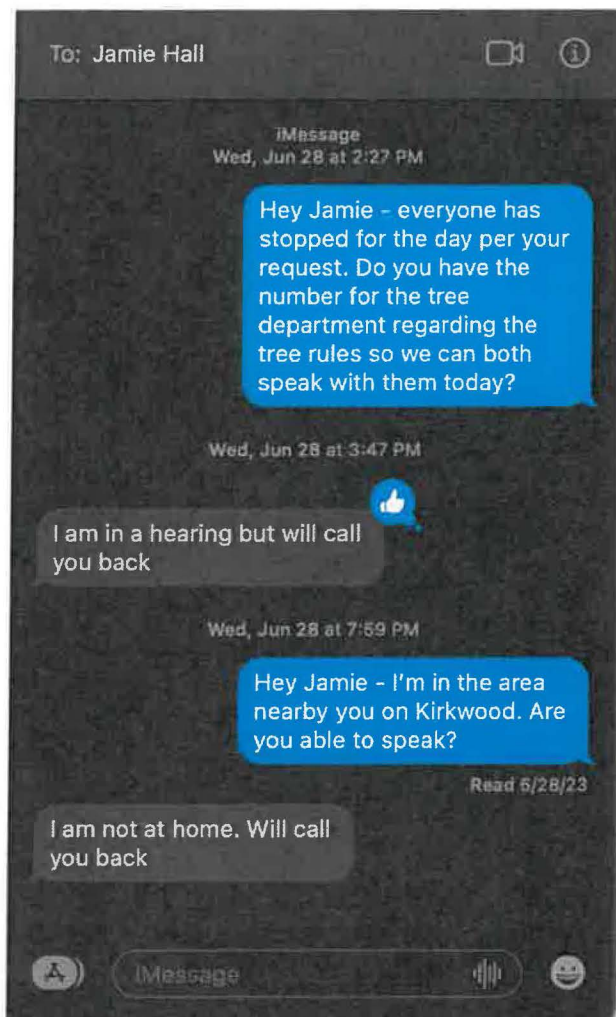
Rikki had mentioned how they had had bad experiences with developers in the past, and I tried to assure her that I was not a big corporate developer and this was going to be a property for me to live in.

Jamie had asked who sold me that land and if they'd disclosed there were protected trees on the lot and that if he were me he'd sue Berkshire Hathaway for selling me the lot.

Jamie then let me know he had to leave for a hearing and that he'd be reporting me to the city.

I attempted to speak with Jamie several times after this incident about how to proceed. I left both voice messages and texts. On numerous occasions he said that he'd call me back and he did not. He has not gotten back to me since, and I have not spoken with him.

**Jamie Hall (resident) Attachment EXHIBIT G**



Because we stopped at Jamie's demand, the job was not finished and there were still at least 2 trees and some shrubs remaining in the mapped area. Per Jamie's instruction, I found a company with ISA certified arborists, California Tree Design Inc. and had them come out to look at the remaining work.

I stated I had an incident with previous neighbours and asked if we were ok to proceed with the remaining scope. I specifically instructed them not to cut any protected trees both in our conversation and in writing.

The crew was arranged for 8am on July 7<sup>th</sup> to finish the job. I visited the lot in the morning and went to get coffee and drinks for the workers around noon

When I returned one of the crew mentioned to me that a neighbour had come by that I believe to be Rikki Poulos but I can't confirm as I didn't see her. The crew member told me that she said that I had been fined and was not supposed to be cutting trees on the property. I asked them what proceeded. They said they called their boss who told them to proceed with the remaining work and clean-up.



**California Tree Design Inc. Attachments EXHIBIT H**





## **California Tree Design Inc. Attachments EXHIBIT I**

CD

**California Tree Design**

Your estimate 3525 from California Tree Design

To: Misha Crosby,

Reply-To: californiatreedesign@gmail.com

Inbox - mi...y@yahoo.co.uk July 6, 2023 at 10:30 PM



**Estimate #3525 from California Tree Design**

**Attn: Misha Crosby**

Hi there!

Here is your estimate. We appreciate the opportunity to help and we're excited about working with you. Feel free to contact us with any questions. Thanks again!

Best regards,  
California Tree Design Inc.

Please click the button below to view your Estimate on a secure webpage.

[View Estimate](#)

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## California Tree Design Inc. Attachments EXHIBIT J



Misha Crosby

Sent -...yahoo.co.uk July 6, 2023 at 11:15 PM

Re: Your estimate 3525 from California Tree Design

To: californiatreedesign@gmail.com

Thanks Frankie - please make these updates to the quote and I'll get that back to you.

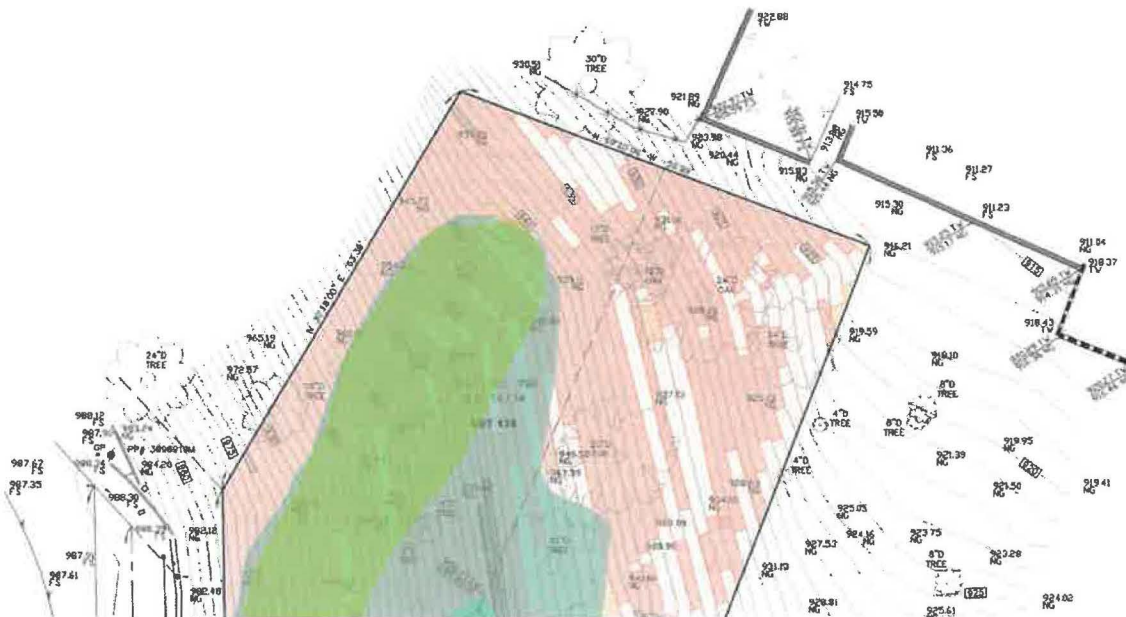
1) Change Misha Crosby to **Datura Enterprises, LLC**.

2) Update Description: Removal of selected trees and shrubs in highlighted area per the PDF map provided. Removal of resulting stumps on ground as much as possible or treat stumps to assure no new growth. California Tree Design Inc will not remove the oak trees or any other protected trees on the lot.

2) Add: California Tree Design Inc ("Company") agrees that it is an independent contractor and assumes full responsibility for its employees, agents, and subcontractors. Datura Enterprises LLC and Misha Crosby ("Owner") shall not be liable for any injuries, damages, claims, or liabilities arising from or related to activities on the Owner's property at 8461 W Grand view Drive. Company shall maintain comprehensive general liability insurance coverage, including workers' compensation insurance, in amounts sufficient to cover any injuries, damages, or claims that may arise during the course of its work. Company shall indemnify and hold Owner harmless from any claims, demands, suits, or actions, including reasonable attorney fees, arising out of or in connection with Company's work.

I've attached a map of the lot with the area marked in yellow that is to be cleared.

Cheers,  
Misha



**California Tree Design Inc. Attachments EXHIBIT K**

ESTIMATE



**Prepared For**

Datura Enterprises, LLC  
8461 W Grand View Dr Los Angeles, CA 90046  
United States

**California Tree Design**

6528 Greenleaf Ave., Suite 112  
Whittier, CA 90601  
Phone: (562) 253-9577  
Email: californiatreedesign@gmail.com  
Web: www.catreedesign.com

Estimate # 3525  
Date 07/06/2023  
Business / Tax # 27-2596057

Description	Total
-------------	-------

Tree Pruning	\$1,800.00
--------------	------------

1) Removal of selected trees and shrubs in highlighted area per the PDF map provided. Removal of resulting stumps on ground as much as possible or treat stumps to assure no new growth. California Tree Design Inc will not remove the oak trees or any other protected trees on the lot.

Haul away	\$0.00
-----------	--------

1) Haul away and dispose resulting wood, greenwaste, and debris

<b>Subtotal</b>	<b>\$1,800.00</b>
-----------------	-------------------

<b>Total</b>	<b>\$1,800.00</b>
--------------	-------------------

Signed on: 07/07/2023  
Datura Enterprises, LLC

I hope this information has provided clarity of what has transpired regarding the matter.

Please let me know if there is any other information I can provide to you.

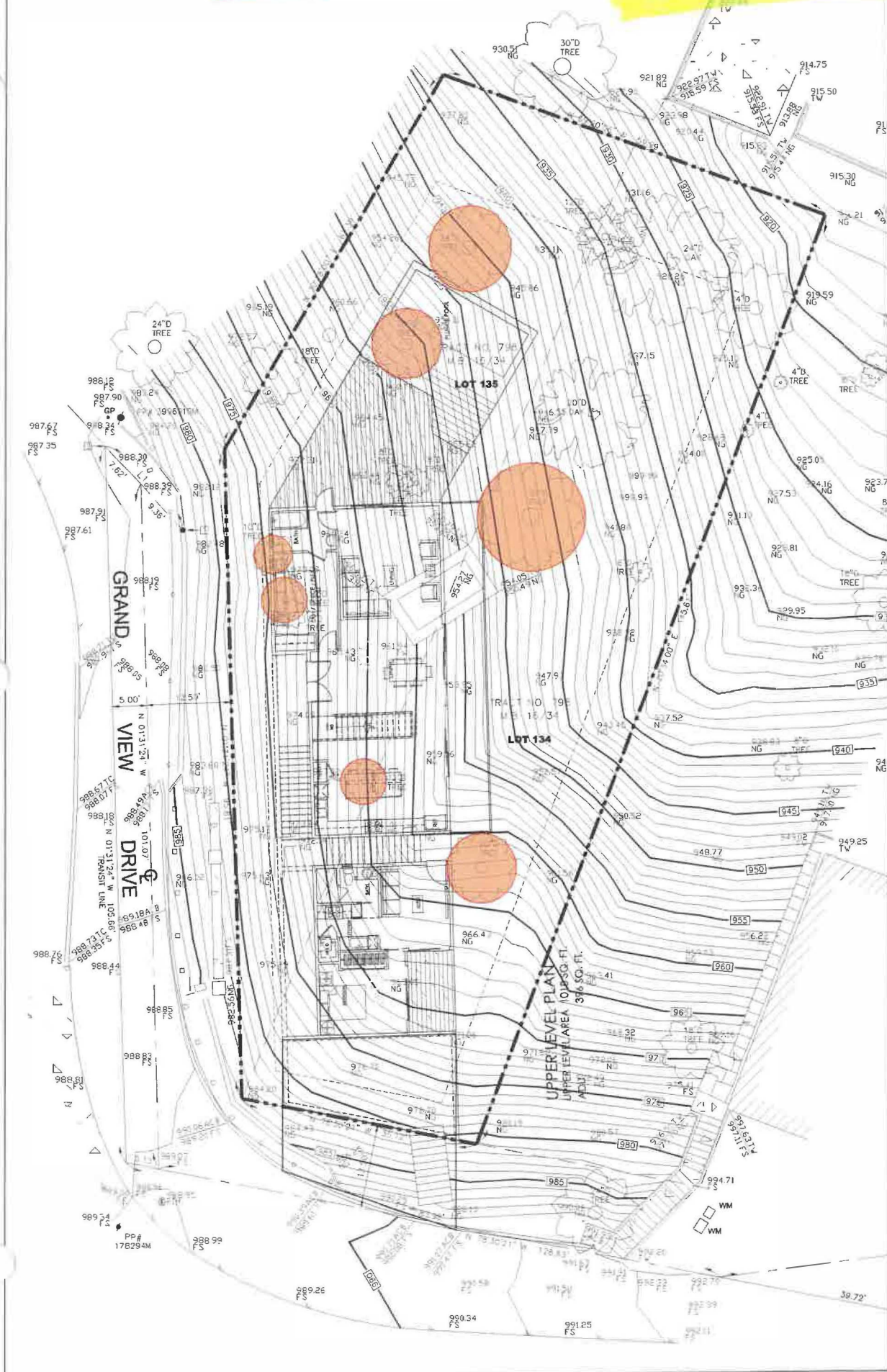
Sincerely,

A handwritten signature in black ink, appearing to read 'Misha Crosby', with a stylized flourish extending from the end.

Misha Crosby  
310-717-9973



SITE PLAN at +975.00







**From:** Misha Crosby mishacrosby@yahoo.co.uk  
**Subject:** Tree Removal - Grand View Drive - 06/28  
**Date:** June 23, 2023 at 4:26 PM  
**To:** Thinkgreentreecaresales@gmail.com

Hey Raymond, as promised here's the floor plan and the area that needs to be cleared of trees.

The first PDF shows the overall area that needs to have the trees removed highlighted in green.

The other PDF shows the proposed home and the trees that need removing marked in red. (there maybe shrubs and smaller trees, etc, that are not shown on the maps but please clear anything in the green highlighted area that they are able to.

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N.B Of course please do not remove the oak trees or any other protected trees on the lot.

**Wednesday 28th 8:30am** is what I have currently in the calendar.

Got an ok back from all three neighbors.

Will discuss the logistics of where we can park on the phone but essentially the dump truck should be ok to be in the driveway of 8451 & 8459 (FYI 8451 will be out of town so please park most of the truck on that side).

The driveway of 8454 we can not block in the main drive but we can use the spot just to the left of the entrance where I parked when I met you if you need to park another truck there if possible.

Please send me through the \$3200 quote back here so I have it.

Cheers!  
Misha



**From:** Misha Crosby mishacrosby@yahoo.co.uk  
**Subject:** Re: Your estimate 3525 from California Tree Design  
**Date:** July 6, 2023 at 11:15 PM  
**To:** californiatreedesign@gmail.com

Thanks Frankie - please make these updates to the quote and I'll get that back to you.

1) Change Misha Crosby to **Datura Enterprises, LLC**.

2) Update Description: Removal of selected trees and shrubs in highlighted area per the PDF map provided. Removal of resulting stumps on ground as much as possible or treat stumps to assure no new growth. California Tree Design Inc will not remove the oak trees or any other protected trees on the lot.

2) Add: California Tree Design Inc ("Company") agrees that it is an independent contractor and assumes full responsibility for its employees, agents, and subcontractors. Datura Enterprises LLC and Misha Crosby ("Owner") shall not be liable for any injuries, damages, claims, or liabilities arising from or related to activities on the Owner's property at 8461 W Grand view Drive. Company shall maintain comprehensive general liability insurance coverage, including workers' compensation insurance, in amounts sufficient to cover any injuries, damages, or claims that may arise during the course of its work. Company shall indemnify and hold Owner harmless from any claims, demands, suits, or actions, including reasonable attorney fees, arising out of or in connection with Company's work.

I've attached a map of the lot with the area marked in yellow that is to be cleared.

Cheers,  
Misha

Tree Map - 8461  
Grand...rea.pdf

On Jul 6, 2023, at 10:30 PM, California Tree Design <delivery@email.joistapp.com> wrote:



**Estimate #3525 from California Tree  
Design**

**Attn: Misha Crosby**

Hi there!

Here is your estimate. We appreciate the opportunity to help and we're excited about working with you. Feel free to contact us with any questions. Thanks again!

Best regards,  
California Tree Design Inc.

Please click the button below to view your Estimate on a secure webpage.

[View Estimate](#)

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Trouble seeing this email? [Add us to your safe senders list](#)



TRANSMITTAL NO 17

Audio & Video will be available upon request

Custodian of Records

Urban Forestry Division

Bureau of Street Services (StreetsLA)



1 MR. RAMIREZ: I do not.

2 MR. MONROE: And then with respect to your  
3 recommendations, what evidence do you have that any  
4 protected trees were removed on July 7th, the second  
5 time, the second group went out?

6 MR. RAMIREZ: The statements made by  
7 Mr. Crosby where he asked -- I will pull up Exhibit 12,  
8 I believe Attachment J, or Exhibit J for this, the  
9 determination, 1) was that we were actually contacted on  
10 the 7th notifying us that the tree removals were, again,  
11 occurring. Mr. Crosby stated here that the crew was  
12 arranged for 7 a.m. on July 7th to finish the job. I  
13 can point to the image here where cutting had stopped.  
14 The video moves on, but this walnut is still here, and  
15 that is -- correlates with that yellow portion of the  
16 map, so I believe these were removed on the 7th.

17 I do want to point out, I got a last minute  
18 e-mail from a constituent, and they forwarded me the  
19 second tree removals taking place. I was unable to  
20 attach it because, again, it was forwarded last night.  
21 This morning I was putting everything together. I can  
22 share that, but I think there is enough here to  
23 determine that these other two walnuts, large walnuts  
24 that you can see from street view were removed on July  
25 7th. Again, given that on the 28th, which is the day of



1 this video, the cutting had stopped. So what was  
2 removed on July 7th, again, were these two larger  
3 walnuts.

4 MS. HOPENSTAND: For the record, is there a  
5 number associated with those walnuts?

6 MR. RAMIREZ: I think the numbers will  
7 change, but the numbers on our inventory here, on UFD's  
8 inventory, they were 1 and 2.

9 MR. MONROE: I'm sorry, 5 and 6.

10 MR. RAMIREZ: 13 and 14, again, I couldn't  
11 see past that yellow boundary that was provided, you  
12 stated was cut off. These walnuts were still existing  
13 per the video, and obviously I couldn't see down the  
14 hillside, so it could have been 13 and 14, 1 and 2.

15 MR. MONROE: So other than statements of  
16 neighbors saying protected trees were being removed, you  
17 have no other evidence of that, correct?

18 MR. RAMIREZ: Statements and the videos.

19 MR. MONROE: From July 7th?

20 MR. RAMIREZ: Yes. If you would like me to,  
21 I can produce that video.

22 MR. MONROE: You were given a video of July  
23 7th?

24 MR. RAMIREZ: I was given a video which I  
25 believe to be July 7th this morning. Would you like me

**Case No. 122610**  
**APPEAL OF MISHA CROSBY**  
 TO THE LOS ANGELES BOARD OF PUBLIC WORKS  
 Of Hearing Examiner Report/Notice of Decision  
 Dated October 27, 2023

**RESPONSE OF MISHA CROSBY TO BSS BOARD REPORT**

TO THE COMMISSIONERS OF THE LOS ANGELES BOARD OF PUBLIC WORKS:

Please consider this Response of Misha Crosby to the Bureau of Street Services Board Report (“BSS Report”) tendered in this case on or about January 18, 2024.

This Response assumes the Commissioners are familiar with the Notice of Appeal filed by Misha Crosby, in the Board’s file as Transmittal 2.

Misha Crosby tenders three new exhibits: Exhibit A, the Declaration of Raymond Salas; Exhibit B, a complete copy of the email Mr. Crosby sent to Raymond Salas with full copies of maps attached; and Exhibit C, a letter to Mr. Crosby from Mr. Jamie Hall.

**The BSS Report ignores the key facts in this case: that Mr. Crosby conferred with tree removal professionals before he hired them to do any work, and both told Mr. Crosby the trees he wanted removed were not protected.**

The BSS Report ignores the undisputed fact that Mr. Crosby met with two different tree removal professionals on this property, who viewed the trees Mr. Crosby wanted removed, and both told Mr. Crosby that the trees in the area were not protected under the City ordinance; and therefore, he did not need a tree removal permit.

The undisputed evidence is that Mr. Crosby met on site with a licensed contractor, Raymond Salas, and an arborist, Frankie Lopez; and was given their opinions that no protected trees were in the area designated for removal; before Mr. Crosby hired either company to clear his property.

Mr. Crosby’s statement (Transmittal 14) details that he met with both contractors on the property, and looked at the specific trees with them. And both contractors told Mr. Crosby that the trees he was looking at having removed were not protected. Transmittal 14, pages 1-2 re Think Green Tree Care, Inc. – pages 9-13 re California Tree Design. The meetings and conversations are further confirmed by text messages and emails between Mr. Crosby and the contractors.

**The Declaration of Raymond Salas exonerates Mr. Crosby of the BSS’s accusations.**

Attached hereto as Exhibit A is the Declaration of Raymond Salas, owner of Think Green Tree Care, Inc., the contractor who first removed protected trees by mistake on June 28, 2023. [Note: this Declaration was not presented to the Hearing Officer.] Mr. Salas confirms what Mr.

Crosby testified to: that Mr. Crosby met with Mr. Salas on the property before Mr. Salas was hired, and that Mr. Salas told Mr. Crosby the trees he wanted removed were not protected. Mr. Salas confirms that Mr. Crosby did not ask him to remove any protected trees. Mr. Salas admits it was his mistake that protected trees were removed, and that he should have known better. Mr. Salas is not an arborist, but admits that since he is in the business of removing trees, he should know better. He assumes responsibility for his mistake.

**Mr. Crosby hired certified arborists to consult after Mr. Salas removed protected trees.**

Mr. Crosby relied on Mr. Salas as a tree removal professional. When Mr. Crosby learned on June 28 that Mr. Salas was not an arborist, he had Mr. Salas stop work. As set forth in Mr. Crosby's statement and as testified to at the hearing, Mr. Crosby felt it was important before continuing work, after Mr. Salas' company had improperly removed protected trees, to consult with a certified arborist (as neighbor Jamie Hall had explained to him). Mr. Crosby researched and found California Tree Design, which advertises certified arborists. See their website link at <https://californiatreedesign.com>.

Frankie Lopez of California Tree Design told Mr. Crosby he is an arborist, and met with Mr. Crosby on the lot, prior to Mr. Crosby hiring Mr. Lopez's company to complete the job. Mr. Crosby told Mr. Lopez of the prior problem with the first contractor. Mr. Lopez looked at the trees and told Mr. Crosby they were not protected. Only then did Mr. Crosby hire California Tree Design; and put in their contract that they were not to cut any protected trees. *Id.*

**The BSS Report makes no mention of Mr. Crosby meeting with the tree removal experts in person, and ignores this evidence; and misstates other evidence.**

Disturbingly, the BSS Report nowhere mentions the fact that Mr. Crosby met with and conferred with experts before having trees removed. The BSS Report makes **no mention at all** of the meetings Mr. Crosby had with the two contractors, before they were hired. The BSS Report ignores this evidence completely, and inexplicably.

Indeed, the following section of the BSS Report at page 8 is restated here in its entirety. It attempts to gloss over the facts with the following statements, which appear intended to imply that Mr. Crosby never meet with the experts, but simply sent them written instructions and maps:

**Appellant Crosby made no effort to identify the tree species on site to be cleared**

Appellant Crosby presented no evidence and made no meaningful effort to confirm what protected tree or shrub species were on the property prior to giving instructions for either of these services. He made no effort to have arborists or other professionals first confirm the presence or absence of protected trees before contracting for tree removal.<sup>5</sup> On the contrary, Appellant Crosby presented both tree services with maps showing areas in green and yellow, respectively, to be cleared (presenting at best a contradiction with the ostensible supposed direction to avoid protected trees). *See* Exhibits 12, 21 and 23 (Transcript of Part 2, 40:19-42:5; Audio of Part 2, 0:45:45-0:47:40).

5 Appellant understood the second tree removal company had arborists, but he did not have nor request any specific arborist review or survey prior to removal. See generally Transmittal No.13 Transcript of Part 2, 41:12-43:15; Audio of Part 2, 47:42-49:01.

These statements are factually incorrect. “He made no effort to have arborists or other professionals first confirm the presence or absence of protected trees before contracting for tree removal.” This statement is blatantly false.

For clarity, Mr. Crosby attaches hereto Exhibit B, which is a copy of his email to Raymond Salas with two maps attached; neither of which are prepared as part of a tree survey. These maps were provided by Mr. Crosby to Mr. Salas **after** they had met on the property, viewed the trees, and Mr. Salas had told Mr. Crosby none of them were protected.

Mr. Bryan Ramirez of the BSS even argued at the Hearing that he thought, from seeing a picture on Mr. Hall’s video of one of these maps on Mr. Salas’s phone, and thinking that it had “orange dots and pink dots” - that “there was a [tree] survey done on this lot by some tree expert” that was given to Mr. Salas, and that was the basis for his “belief” that “Mr. Crosby was aware there were protected trees on the lot.” Transcript of Hearing Vol. 2, page 42-43. Mr. Ramirez never contacted Mr. Salas or Mr. Crosby to try to verify his “belief.” BSS seems to have withdrawn this accusation. It is now clear there was no such “tree report” prepared. It was improper for Mr. Ramirez, on behalf of the BSS, to make such a serious and wildly unsubstantiated allegation at the Hearing, without doing adequate investigations.

### **What more “reasonable steps” should Mr. Crosby have taken?**

The following unsupported argument is claimed at BSS Report page 7 – Mr. Crosby “knew or should have known of the protected trees on his property and taken reasonable steps to prevent their removal, both before June 28, 2023, and July 7, 2023.” What more “reasonable steps” should Mr. Crosby have taken? The BSS Report is silent on this issue. What more was Mr. Crosby to have done? BSS does not explain why it was unreasonable for Mr. Crosby to rely on professionals. What does “should have known” mean? How?

Property owners must rely on the opinions of experts in the industry in identifying protected trees. Certified arborists prepare the protected tree reports involved in applying for building permits and tree removal permits. If the experts are wrong, the property owner should not be punished.

### **LAMC § 46.06(a) gives the Bureau discretion to seek withholding of permits, but such withholding is not required or mandatory.**

LAMC § 46.06(a) states: “The Bureau of Street Services, after notice and hearing pursuant to Subsections (b) and (c) in this section, shall have the authority to request the Superintendent of Building to withhold issuance of building permits...up to a maximum of 10 years....

The statute grants permissive authority to request withholding of permits if protected trees are removed without a permit, but that is not mandatory.

LAMC § 46.06(c) provides that at the required hearing, if the facts indicate, the BSS may request withholding of permits. LAMC § 46.06 does not make this mandatory, as erroneously argued in the BSS Report at page 6. It is discretionary, based on the facts.

**There is no evidence that Mr. Crosby had knowledge or intent to wrongfully have protected trees removed without a permit; and no evidence of any prior violations; the two key factors at issue here.**

LAMC § 46.06(c) lists four factors the BSS should consider in whether or not to request withholding of building permits: as mentioned in the Notice of Appeal. The first two factors deal with (1) the number of trees, and (2) their size and age. The BSS Report does not discuss how those factors should play into any decision about whether to seek withholding of building permits. They simply say how old they think the trees were and their size.

The next two factors listed in §46.06 – (3) the knowledge and intent of the owner with respect to the removal, and (4) prior violations of law with respect to the removal of protected shrubs, were discussed at length in the Notice of Appeal.

BSS admits there is no evidence of any prior violations by Mr. Crosby. BSS Report p. 9.

This leaves only the question: what is the evidence of Mr. Crosby's knowledge and intent with respect to the protected trees?

The BSS has submitted no evidence of knowledge or intent on behalf of Mr. Crosby to remove protected trees without a permit.

The BSS has argued speculation, and in forming its arguments, has been less than candid with the Commissioners. According to the Declaration of Mr. Salas, the BSS (or anyone from the City) never contacted Mr. Salas to ask about that happened here; though they had his email address and phone number in Mr. Crosby's statement.

The BSS never interviewed Mr. Crosby. They never asked him for additional information. They simply went for the jugular, asking for a seven year moratorium on building permits.

The BSS Report, and indeed the presentation of the Bureau at the hearing, seem to demonize Mr. Crosby for wanting to build a residence on the residential lot he had purchased in a residential zoned area. For no reason. They seem to accuse Mr. Crosby of wanting to remove trees and shrubs that needed to be removed to build a house; as if there is anything wrong with that?

LAMC § 46.02((b)(1) allows a protected tree removal permit to be granted if "it is necessary to remove the protected tree or shrub because its continued existence at the location

prevents the reasonable development of the subject property.” And in a residential zoned area, the only reasonable development is the building of a residence. If it is permissible for protected trees to be removed for these reasons, it was clearly permissible for Mr. Crosby to remove what he thought were unprotected trees, for the same reason.

**BSS was unduly influenced to punish Mr.. Crosby by the “neighbor” emails.**

None of the seventeen “neighbors” who sent emails to the Commissioners and other City officials complaining about Mr. Crosby, claiming Mr. Crosby intentionally and knowingly destroyed protected trees, ever spoke with Mr. Crosby to investigate.

We have learned since the hearing (where Mr. Crosby first learned of the neighborhood emails), the emails come from people associated with an organization headed by Jamie Hall that has as its specific mission to try to prevent further development of homes on residential lots in Laurel Canyon.

Attached as Exhibit C is a letter Mr. Crosby recently received from Mr. Jamie Hall, after the Bureau’s Decision recommended a four year moratorium on building on Mr. Crosby’s lot. The letter asks Mr. Crosby to consider donating his land to the Laurel Canyon Land Trust, which has as its stated “Mission Statement” “to acquire existing undeveloped land in Laurel Canyon for both residents and animals.”

Whether Mr. Hall was merely gloating or was serious is unknown. However, the information in Mr. Crosby’s statement, that Mr. Hall had told Mr. Crosby “how they’d stopped the previous owner from building,” and Rikki Poulos then warned Mr. Crosby “about how organized they were as a group, and that when the new wildlife ordinance had passed it would be impossible [for Mr. Crosby] to build;” these statements now take on new meaning. See Crosby Statement, page 8 (Exhibit 12, Transmittal 14).

**Multiple factual findings in the Decision are clearly erroneous.**

The Decision erred in holding in the “Specifications of the Allegations” that the BSS was alleging that there were three episodes of tree removal, on June 28, July 7 and July 27;” and also in making a Finding of Fact that Mr. Crosby “received a Notice to attend an Administrative Hearing on August 25, 2023...[and] after receiving the Notice, an additional two protected Black Walnut trees were removed by arborists on July 27<sup>th</sup>, 2023....” Of note, this is confusing because July 27 is before August 25 – however, regardless, there is no evidence of tree removal on three dates, or after a written Notice of hearing was received.

This error was pointed out in the Notice of Appeal at ¶6. BSS at page 7, footnote 4, admits that the Decision erred, and admits that no trees were removed after July 7, 2023.

Oddly, the BSS does not suggest that these serious factual error needs correction, and asks the Board to “CONCUR” with the Decision’s findings and determinations even though the Hearing Officer was mistaken. In light of the Decision’s clear error about the number of times trees were removed, the reasoning behind the severe penalty should definitely be reassessed.



The Hearing Officer in his Decision also mistakenly found that “the last Owner” “had applied for a building permit, which was denied back in 2018. Misha Crosby was aware that building on this property was not viable without the removal of these protected trees.” As noted in the Notice of Appeal at ¶7, this too is inaccurate.

The BSS Report does not explain how the Hearing Officer made these multiple errors.

**Mr. Crosby is willing to make amends, pay any permit fees, and plant replacement trees in mitigation.**

Mr. Crosby stands ready and willing to plant replacement trees, and pay whatever fees would be required for a protected tree removal permit. Mr. Kelly Lewis’s report (Transmittal 8) has made suggestions, which the BSS Report does not comment on.

It is baffling that the BSS has not requested any protected trees be re-planted. Indeed, the BSS has not proposed any mitigation planting at all. They are apparently more concerned with preventing Crosby from building a residence than the presence of protected trees.

As the Report of Mr. Kelly Lewis (Transmittal 8) makes clear, there is more than ample room to allow for the planting of Southern California Black Walnuts trees in mitigation, which Mr. Crosby is willing to do.

Unprotected trees were removed by the contractors, including a Sumac tree and a scrub oak. Transmittal 8, page 8. There remain on the property protected trees, three Coast Live Oaks, one Mexican Elderberry, and one Southern California Black Walnut. Transmittal 8, page 7.

Mr. Crosby protected the Live Oak trees he knew about, and asked two professionals to determine if other trees were protected. Those professionals made mistakes and removed protected trees, which was no fault of Mr. Crosby. Mr. Crosby is willing to make amends.

However, it is not fair to punish Mr. Crosby for the mistakes of the contractors.

In conclusion, Mr. Crosby requests that the Board reverse the Decision, and that appropriate mitigation be determined, so that he may proceed with building his home.

Respectfully submitted,

*/s/ David L. Monroe*

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9010 Rosewood Avenue  
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[d.monroe.law@gmail.com](mailto:d.monroe.law@gmail.com)  
415-559-6829  
Attorney for Misha Crosby and  
Datura Enterprises, LLC

## DECLARATION OF RAYMOND SALAS

I, Raymond Salas, am the owner of Think Green Tree Care, Inc. I am over eighteen years of age, and am a resident of California. My phone number is 626-510-5144.

Last summer, I was contacted by Misha Crosby about having my company remove some trees and shrubs from his property at 8461 W. Grand Drive in Los Angeles. Two days or so before we did the actual work, I met with Mr. Crosby at the property. Misha Crosby showed me a diagram of the house he was going to build. We looked at the trees involved in the diagram area that he wanted cleared, and together we looked at all the trees that had to be cut down in order to build his house. He told me did not know if any of the trees, other than live oak trees on the map, were protected. He asked me if any of the other trees were protected, and I said that none of the trees in the area he wanted cleared were protected. The only trees I saw that I thought were protected were the live oak trees. Mr. Crosby made clear he did not have a permit to cut protected trees, and made clear he did not want any protected trees cut down. To be clear, Misha Crosby did not instruct Think Green Tree Care Inc. to cut down protected trees; to the contrary.

It was to my knowledge that the only trees protected on the property were the oak trees. I have been in business about 7+ years now, but I am not a certified arborist. Regardless, I work in the tree business and I should know these important things.

Mr. Crosby then hired my company to clear that part of his land on the diagram, and we signed a contract. My company went to the property and started clearing the area. While we were working, I learned that we had cut down black walnuts, and an elberberry tree. A neighbor came and brought this to our attention, while we were still working. We stopped doing the work immediately and there is video to prove that.

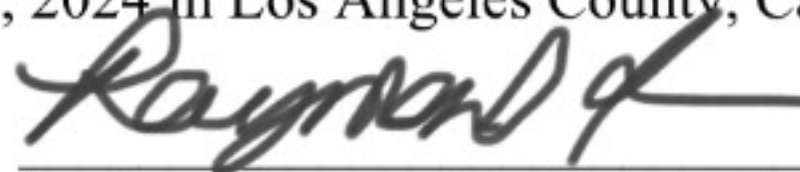
I now have pictures on all my work trucks to remind myself and all my workers not to touch protected trees. I now use an app that helps me identify trees, which I did not have or use when I did the work for Mr. Crosby.

Think Green Tree Care Inc. takes full responsibility for cutting down the protected trees on Mr. Crosby's property. It was an honest mistake. It was not done intentionally or with any malice. My apologies go out to the city of Los Angeles and to the state of California for this terrible mistake. I also want to extend my apologizes to my client, Misha Crosby, for not being able to build and for the trouble he has gone through because of my actions.

Since this occurred last summer, I have not been contacted by anyone from the City of Los Angeles asking me what happened.

Please feel free to contact me with any questions. Thank you.

I hereby declare that the above facts are within my personal knowledge, and are true and correct, under penalty of perjury. Signed on February 12, 2024 in Los Angeles County, California.



Raymond Salas, Owner  
Think Green Tree Care, Inc.

**From:** Misha Crosby mishacrosby@yahoo.co.uk  
**Subject:** Tree Removal - Grand View Drive - 06/28  
**Date:** June 23, 2023 at 4:26 PM  
**To:** Thinkgreentreecaresales@gmail.com

Hey Raymond, as promised here's the floor plan and the area that needs to be cleared of trees.

The first PDF shows the overall area that needs to have the trees removed highlighted in green.

The other PDF shows the proposed home and the trees that need removing marked in red. (there maybe shrubs and smaller trees, etc, that are not shown on the maps but please clear anything in the green highlighted area that they are able to.

Please make sure the right work is done so that the roots will not cause the trees to grow back.

N.B Of course please do not remove the oak trees or any other protected trees on the lot.

**Wednesday 28th 8:30am** is what I have currently in the calendar.

Got an ok back from all three neighbors.

Will discuss the logistics of where we can park on the phone but essentially the dump truck should be ok to be in the driveway of 8451 & 8459 (FYI 8451 will be out of town so please park most of the truck on that side).

The driveway of 8454 we can not block in the main drive but we can use the spot just to the left of the entrance where I parked when I met you if you need to park another truck there if possible.

Please send me through the \$3200 quote back here so I have it.

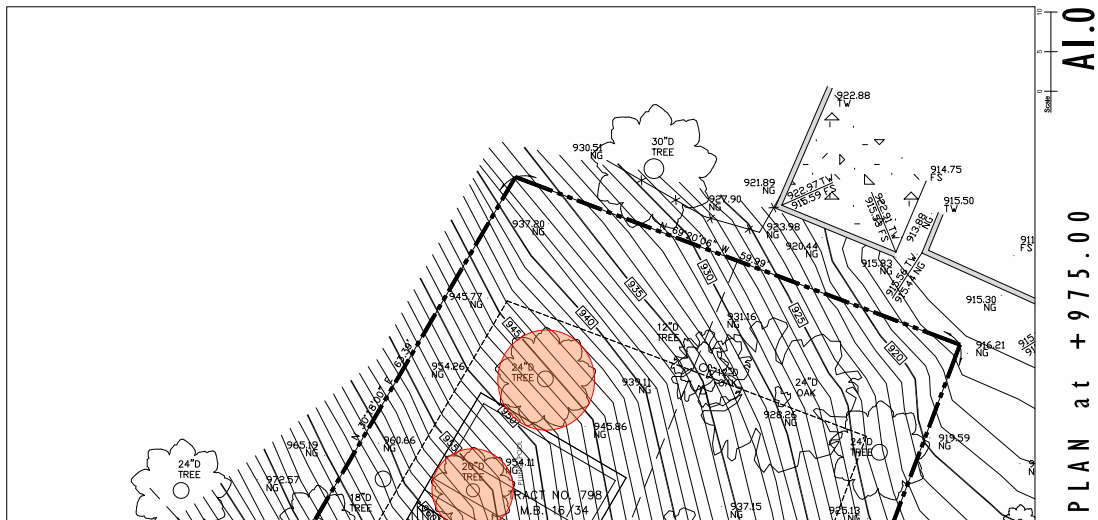
Cheers!

Misha

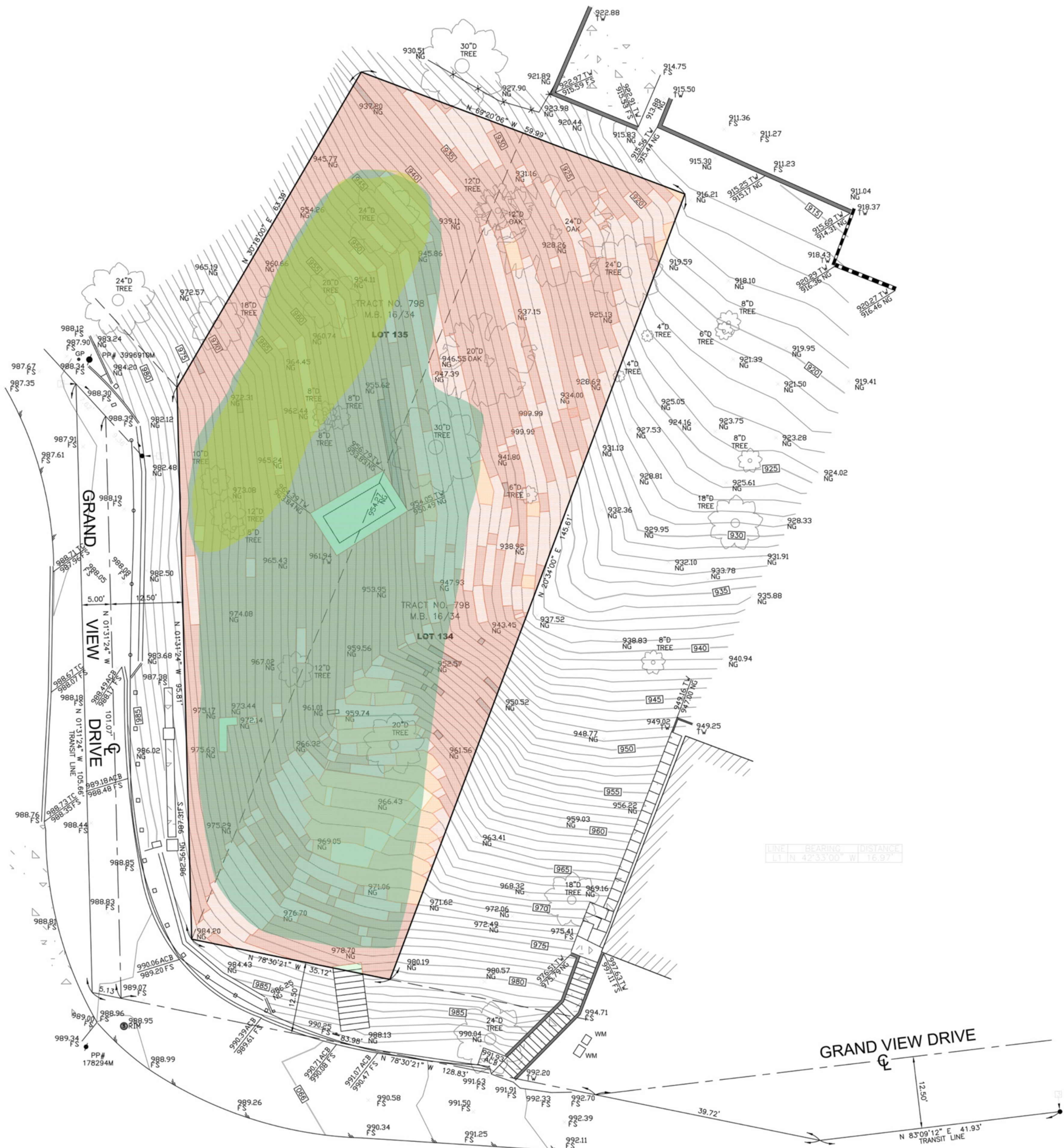
Tree Map - 8461

Grand...py.pdf

1.2 MB











Scale  
0 5 10

**SITE PLAN at +975.00**

**AI.0**



**From:** Misha Crosby mishacrosby@yahoo.co.uk  
**Subject:** Fwd: Tree Removal - Grand View Drive - 06/28  
**Date:** September 27, 2023 at 2:34 PM  
**To:** David Monroe d.monroe.law@gmail.com



Begin forwarded message:

**From:** Misha Crosby <mishacrosby@yahoo.co.uk>  
**Subject:** Tree Removal - Grand View Drive - 06/28  
**Date:** June 23, 2023 at 4:26:44 PM PDT  
**To:** Thinkgreentreecaresales@gmail.com

Hey Raymond, as promised here's the floor plan and the area that needs to be cleared of trees.

The first PDF shows the overall area that needs to have the trees removed highlighted in green.

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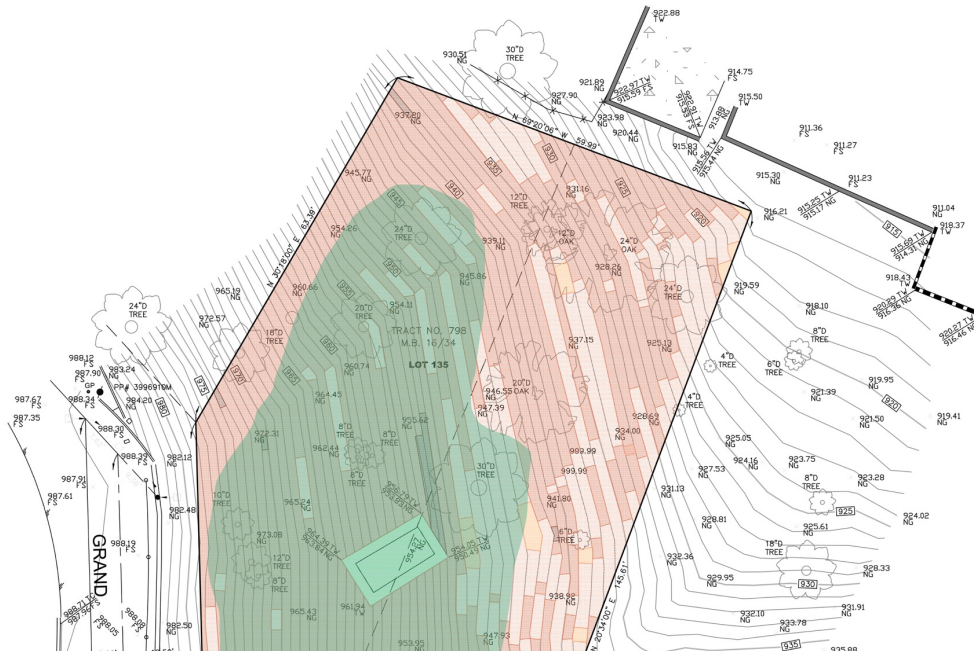
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The driveway of 8454 we can not block in the main drive but we can use the spot just to the left of the entrance where I parked when I met you if you need to park another truck there if possible.

Please send me through the \$3200 quote back here so I have it.

Cheers!  
Misha







*A Non-Profit Organization Dedicated to Preserving Open Space in Laurel Canyon*

**VIA USPS**

**Why You May Want to Consider Donating Your Open Space to The  
Laurel Canyon Land Trust**

Dear Landowner,

My name is Jamie Hall. I am the President of the Laurel Canyon Land Trust ("Land Trust" or "LCLT") and live on Kirkwood Drive. The Land Trust works to acquire and permanently preserve open space in Laurel Canyon. We do this because we think Laurel Canyon is a special place and we want to see our precious natural resources retained for future generations as well as protect the native wildlife. To date we have saved over 30 acres in the Laurel Canyon area.

*I am writing to ask if you have ever considered donating vacant parcels of land that you may own, or granting us a conservation easement over an undeveloped portion of your land so that it may be permanently preserved as open space by the Land Trust.*

**About Donating Land and Granting Conservation Easements**

LCLT accepts donations of land and conservation easements. **Non-cash charitable donations are tax deductible as provided by the Internal Revenue Code.** LCLT will pay for an appraisal of the land to determine the fair market value as determined by a qualified appraiser. LCLT will provide donors IRS Form 8283 (signed by the qualified appraiser) attesting to the fair market value of the property and affirming the donation to LCLT (a 501(c)(3) entity).

Donors can obtain a tax write-off for the noncash charitable donation (i.e. the fair market value of the property). LCLT will pay for the closing costs associated with the donation. Donors should contact LCLT's President, Jamie T. Hall, to initiate the donation process.

### LCLT Mission Statement

Our mission is to acquire existing undeveloped land in Laurel Canyon for both residents and animals. ***Keeping the Canyon wild.***

### About LCLT

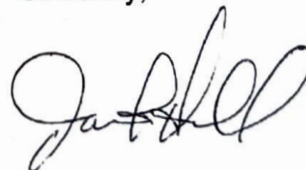
Established in 2017, the Laurel Canyon Land Trust is the sister organization of the Laurel Canyon Association, a long-standing neighborhood association. LCLT is a non-profit organization established for the purpose of conserving undeveloped land in Laurel Canyon, California.

The Laurel Canyon Land Trust is a public benefit 501(c)(3) corporation. **Donations are fully tax deductible to the extent allowed by law.** We work to preserve the natural topography and wildlife of the Santa Monica Mountains and hillsides in Laurel Canyon for the benefit of all the people of Los Angeles. Among other things, the open spaces we acquire are used for historical, educational, ecological, recreation and scenic purposes.

*Whether you need more information on what we do, want to volunteer, or have a killer idea for how to keep the Canyon wild, please don't hesitate to reach out. We can't do this alone.*

I may be contacted at (323) 709-9600 or at [jamie@lclandtrust.org](mailto:jamie@lclandtrust.org) if you have any questions, comments or concerns. Check out our website at [www.lclandtrust.org](http://www.lclandtrust.org).

Sincerely,



Jamie T. Hall  
Laurel Canyon Land Trust  
President



# WHY DONATE?

It is our mission to keep the Canyon wild. The land we save is home to countless species of plants and animals that would be displaced and threatened if their habitat was developed.



## FIND US ON



facebook



# GOT LAND?

Non-cash charitable donations are tax deductible as provided by the Internal Revenue Code. LCLT will pay for an appraisal of the land to determine the fair market value as determined by a qualified appraiser. LCLT will provide donors IRS Form 8283 (signed by the qualified appraiser) attesting to the fair market value of the property and affirming the donation to LCLT (a 501(c)(3) entity). Alternatively, LCLT accepts donations of conservation easements. Learn more about the granting LCLT conservation easements on our website.

Donors can obtain a tax write-off for non-cash charitable donations including donations of land as well as conservation easements (i.e. the fair market value of the property or adjustment of value in the case of conservation easement donation). LCLT will pay for the closing costs associated with the donation.

Visit Our Website at  
[lclandtrust.org](http://lclandtrust.org)

To Donate:  
visit us on *Donorbox*  
(link can be found on website)

*Whether you need more information on what we do, want to volunteer, or have a killer idea for how to keep the Canyon wild, please don't hesitate to reach out.*

***We can't do this alone.***



# WHY SHOULD YOU CARE?

The Santa Monica Mountains provide a home for 450 animal species, including rare species such as the golden eagle, mountain lion, and bobcat. Sadly, given the pace of development in the Los Angeles region, it is unlikely that these animals will be able to survive for many more generations in increasingly small pockets of wilderness. This is where LCLT comes in. We have made it our mission to acquire and protect the remaining wilderness of Laurel Canyon and ***we can do it, but only with your help!***



# WHAT WE DO

Established in 2017, the Laurel Canyon Land Trust ("LCLT") is the sister organization of the Laurel Canyon Association, a long-standing neighborhood association. LCLT is a non-profit organization established for the purpose of conserving undeveloped land in Laurel Canyon, California.

# CONTACT US

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Los Angeles, CA 90046

## Phone:

(323) 709-9600

## E-mail:

jamie@lclandtrust.org  
or  
info@lclandtrust.org



LAUREL CANYON  
— LAND TRUST —

