

DEPARTMENT OF PUBLIC WORKS

BUREAU OF STREET SERVICES

REPORT NO.1

Date: December 4, 2024

CD 4

Honorable Board of Public Works
of the City of Los Angeles

Commissioners:

7315 PYRAMID PLACE - REQUEST BOARD APPROVAL FOR A FEE PERMIT TO REMOVE SEVEN PROTECTED TREES AND SHRUBS WHICH INCLUDE FIVE SOUTHERN CALIFORNIA BLACK WALNUT (JUGLANS CALIFORNICA) TREES, ONE MEXICAN ELDERBERRY (SAMBUCUS MEXICANA) SHRUB, AND ONE COAST LIVE OAK (QUERCUS AGRIFOLIA) TREE FOR THE CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING RELATIVE TO PLANNING CASE ZA-2021-10466-ZAD-DRB-SSP-MSP-1A TREE REPLACEMENTS ARE REQUIRED.

RECOMMENDATION:

1. FIND that this project is categorically exempt under Section 15303, Class 3 and there is no substantial evidence the proposed project will have significant effect on the environment and is in compliance with the California Environmental Quality Act (CEQA).
2. FIND that none of the exceptions to the use of categorical exemption as set forth in Sections 15300.2 of State CEQA Guidelines apply.
3. SPECIFY that the Bureau of Street Services (StreetsLA), Urban Forestry Division, located at 1149 South Broadway, is custodian of the documents or other material that constitute the record of proceedings upon which the Board's decision is based.
4. REVIEW AND APPROVE the request for a fee permit to remove eight protected trees and shrubs. Tree replacement is required.

TRANSMITTALS:

1. Application for a Tree Removal Permit
2. Protected Tree Report dated May 26, 2024
3. Tree Removal/Replacement Plans
4. Service Request No. 1-4505590471
5. Photographs of proposed tree removals
6. Notice of Exemption ENV-2021-10561-CE-2A

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7. Tree Removal Notification Email

RECITAL:

Property Owner, Eric Nulman, END, LLC is proposing to build a new three story 3,765 square foot single-family dwelling (SFD) with an attached 380 square foot, two (2)-car garage at street level, on a combined vacant lot of approximately 10,758 square feet relative to the planning case; ZA-2021-10466-ZAD-DRB-SSP-MSP-1A. The project site is within the Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Area, in Council District No. 04. There are 34 live protected trees/shrubs on site of which 7 are recommended for removal to allow construction of the proposed project. The site also has one dead Black Walnut (#43) tree which will be removed as well.

The applicant acquired the services of Tree Expert, James Komen, to provide an assessment of the property and to address the project's impact to all of the protected trees and shrubs. All findings were documented within Protected Tree Reports (PTR's) dated May 2021, October 2023, and May 26, 2024. The reports were submitted to StreetsLA for review and a StreetsLA arborist inspected the subject location on May 15, 2024. The StreetsLA arborist agrees with the PTR submitted, verifying that 7 protected trees and shrubs (#2, #12, #13, #33, #34, #35, #37) will require removal to allow for the construction of the project.

The 7 trees and shrubs proposed for removal are in fair to poor condition and measure approximately 5 to 52-inches in cumulative diameter by 5 to 30-feet in height. One Southern California Black Walnut tree (#43) is dead and will require removal due to its condition. One Oak tree (#2), five Southern California Black Walnut trees (#12, #13, #33, #35, #37) and one Mexican Elderberry Shrub (#34) will require removal as they are growing within the footprint of the proposed dwelling. All seven protected trees and shrubs require removal to allow for the construction of this Single Family Dwelling.

ALTERNATIVE METHODS AND OPTIONS EXPLORED:

StreetsLA attempts to preserve trees whenever possible and only considers tree removal after all feasible alternatives have been explored. During the months of May and June of this year, StreetsLA and the applicant met several times to discuss the project and explore solutions to reduce the number of trees initially proposed for removal. Consultation with StreetsLA arborists enabled the project to reflect modified project design features to reduce the number of protected tree removals from 9 to 7 live trees. However, impact was unavoidable for the 7 of 34 total protected trees and shrubs. The location, size, and condition of the 7 protected trees/shrubs negates the possibility of tree preservation or

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relocation. The remaining 27 of 34 onsite protected trees/shrubs will be preserved in place throughout construction.

CONDITION:

If the Board approves the removal of protected trees and shrubs, the applicant shall plant four (4), 24-inch box size or largest available size container, Coast Live Oak (*Quercus agrifolia*) trees, twenty (20), 15-Gallon or largest available container size Southern California Black Walnut (*Juglans californica*) trees and four (4), 15-gallon or largest available size container, Mexican Elderberry (*Sambucus Mexicana*) shrubs on site to replace the removed trees. The survival of the tree and shrub replacements shall be guaranteed for a period of three years by bond. The tree and shrub removal permit shall be issued by StreetsLA upon notification by the Bureau of Engineering that the bond has been posted.

Upon issuance of the protected tree removal permit, StreetsLA shall be notified a minimum of ten days prior to the day the protected tree removals shall occur. The applicant's tree expert shall be on-site the day of the tree and shrub removals to ensure the proper trees and shrubs are removed.

The applicant, in conjunction with the project's landscape architect or tree expert, shall be responsible to ensure the tree and shrub removal permit's tree and shrub replacement conditions are in compliance. Replacement tree and shrub planting shall follow the landscape plan to the fullest extent possible. StreetsLA shall be notified no later than five days after the completion of the tree and shrub replacements. A StreetsLA arborist will make arrangements to visit the site and approve the tree replacements as being in compliance with the permit conditions within five working days of the notification of planting completion.

StreetsLA shall be notified immediately if any permit conditions have been violated or cannot be fulfilled. Failure to comply with this requirement may result in fines or legal actions.

The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees relating to or to attack, set aside, void or annul this approval.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

The Department of City Planning prepared and adopted a Categorical Exemption (CE)(Case No.ENV-2021-10561-CE-2A) for the project and determined that the project

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is categorically exempt under Section 15303, Class 3 and there is no substantial evidence the proposed project will have significant effect on the environment and is in compliance with the California Environmental Quality Act (CEQA).

The Department of City Planning's Notice of Exemption (NOE) was utilized in forming the recommendations in this report and is on file with StreetsLA and available to the public upon request.

NOTIFICATIONS:

The Fourth Council District was informed of the tree removal permit request via email on November 15, 2024.

Tree removal details were made publicly available in the StreetsLA website: "Tree Removal Notification List Page"

The Council office will notify the StreetsLA of any objections to the proposed protected tree removals prior to the Board hearing this matter. No Issues or concerns have been raised by the council office at time of drafting this report.

The applicant has been advised of the recommendations contained within this report.

(SL)

Respectfully submitted,

 for

KEITH MOZEE.

Executive Director and General Manager
Bureau of Street Services

Prepared by:
Urban Forestry Division
Ext. 7-3077
KM/ATR/HB/BR:
S:\Board Reports\2024 Board Reports\7315 Pyramid Place

TRANSMITTAL NO. 1



APPLICATION FOR A TREE REMOVAL PERMIT For on-site native trees & shrubs protected by Ordinance 186,873, and parkway trees

BUREAU OF STREET SERVICES URBAN FORESTRY DIVISION 1149 S. BROADWAY, SUITE 400, LOS ANGELES, CA 90015 Tel: 213.847.3077 Hours: 7:00 a.m. - 4p.m.

STEP1: CALL (800) 996-2489 or visit 'myla311.lacity.org' obtain a Service Request Number (Application #): Service Request # 1-4505590471 Application Number

STEP2: This completed application, along with all supporting documentation (see checklist on page 3), should be submitted by US mail to the address above or by email to bss.urbanforestry@lacity.org. (Incomplete applications will not be accepted and may be returned.) **Average processing time for applications is 90 to 120 days, after all required documents have been submitted and accepted by UFD.**

Property Address: 7315 PYRAMID PLACE LOS ANGELES CA 90046 (Print Clearly) Number Street Name City State Zip Code

Property Owner's Name: END, LLC First Last

Property Owner's Contact Information: 805-402-1276 BOTTLEMEISTER@YAHOO.COM Tel. No. Including Area Code Email Address

Total number of tree(s) or shrub(s): 10* and reason for tree or shrub removal: TREE IN PROPOSED FOOTPRINT OF STRUCTURE Damaged sidewalk, driveway relocation, street widening, City Planning condition,

7 LIVING TREES, 1 DEAD TREE

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

Property Owner's Representative/Agent: ERIC NULMAN First Last

Company Name: END, LLC (ATTN: ERIC NULMAN)

Address: 1621 W 25TH STREET, UNIT 313 LOS ANGELES CA 90732 Number Street Name City State Zip Code

Contact Information: 805-570-9090 ETNULMAN@GMAIL.COM Tel. No. Including Area Code Email Address

If the tree or shrub removal permit is approved and any fees due have been paid, the permit should be made out to (if this area is left blank, the permit will be made out to property owner):

Name: END, LLC

Email or Mailing Address: ETNULMAN@GMAIL.COM

- This is a standard application for STREET TREES. Complete Section 1 of the attached checklist on page 3.
This is a standard application for PROTECTED TREES OR SHRUBS. Complete Section 2 of the attached checklist on page 3. Must include CEQA and approved Geosols letter. (See fee schedule on Page 2 for application and permit fees)

This application pertains to a LAND DEVELOPMENT/ SUBDIVISION case. Provide the items listed below (for Street Trees) or Section 2 on page 3 (for Protected Trees and Shrubs):

- 1. Project title and case number (CP, ZA, TR, CPC, DIR, DIR, VAC, PM, DOT): Attach Letter of Determination and final CEQA document. Tree removals must be addressed or addendum will be required.
2. B-permit receipt showing tree fees have been paid.
3. B-permit drawings in 11"x17", showing existing tree location and proposed improvements.
4. Planting plan (2:1) ratio.
5. Plot plans.
6. Current photos of tree(s) (No Google Images).

TREE REMOVAL PERMIT APPLICATION CONTINUED ON NEXT PAGE (PAGE 1 OF 3)

UFD STAFF ONLY INITIALS: DATE:

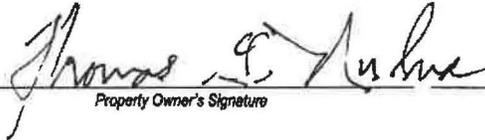
PLEASE READ THE FOLLOWING BEFORE SIGNING

I am submitting this application along with the attached checklist and required documents to the above address. I understand that submittal of this application does not guarantee an approval for a tree or shrub removal permit. If the tree or shrub removal permit is granted, I understand I will be required to replace the removed tree(s) or shrub(s) at a ratio determined by the Urban Forestry Division and pay any outstanding planting, removal and/or permit fees in accordance with City policy. I understand that average processing time for the tree and shrub removal permits is 90 to 120 days from the time a complete application is received. This time frame is an average only and is subject to fluctuate upon project complexity and further review.

I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this application either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.

OCTOBER 12, 2023

Date



Property Owner's Signature

TOM NULMAN

Print Name

Fee Schedule – Effective 11/5/2021

***Protected Tree Removal Application Fee: \$805.99
(Applications will not be accepted without the fee.)**

****Acceptance of application does not guarantee approval of permit request.****

****Protected Tree Removal Permit Fees:**

1-2 trees - \$2,892.48
3-5 trees - \$5,139.16
6-10 trees - \$5,982.58
>10 trees - \$5,982.58 plus \$1,070.76 for each set of up to 5 additional trees

****Please do not submit tree removal permit fee until requested to do so.****

7315 Pyramid Pl. Arborist Report

Prepared for Eric Nulman
7315 Pyramid Pl.
Los Angeles, CA 90046

Prepared by James Komen
BCMA WE-9909B
RCA #555

Class One Arboriculture Inc.
3763 Ramsdell Ave.
Glendale, CA 91214
818-495-5344
classonearboriculture@gmail.com

May 26, 2024

Background

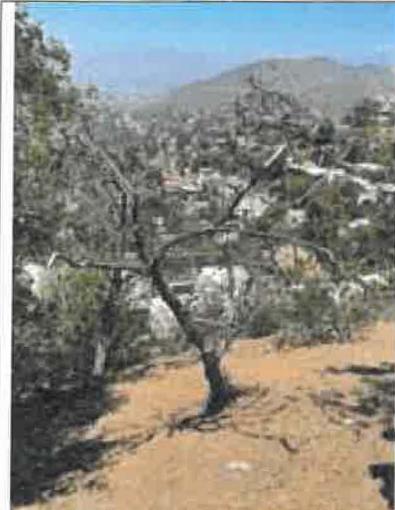
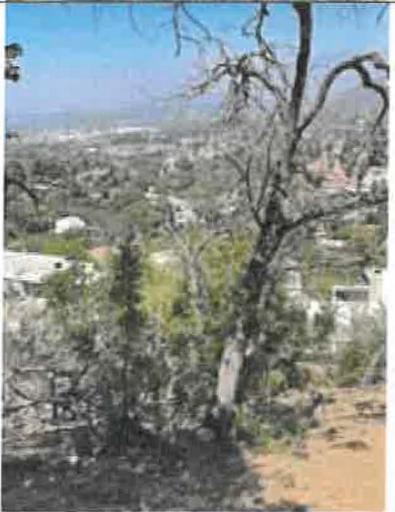
In May of 2021, I was contacted by Eric Nulman. Eric asked me to prepare a Protected Tree Report for the subject property per the requirements of the City of Los Angeles Department of Urban Forestry. I met with Eric at the subject property on June 3, 2021 at 2:00pm to collect the data for this report. I prepared an arborist documenting the impact of the proposed development on August 31, 2021.

In October of 2023, Mr. Nulman asked me to update the report to reflect the current conditions of the protected trees proposed for removal. I visited the subject property again on October 20, 2023 at 2:00pm to collect new data. I prepared a limited-scope addendum report on October 25, 2023 that documented the then-present conditions of the protected trees proposed for removal. I did not inspect any of the other trees on the property. I updated the tree data for these trees only.

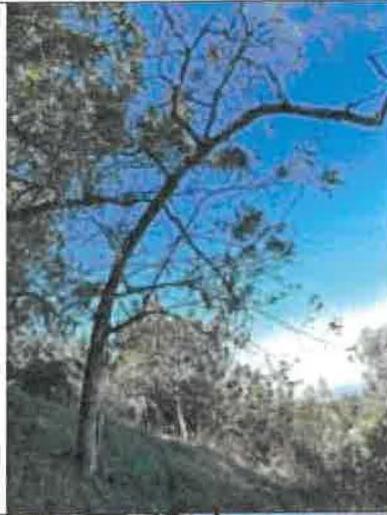
In May of 2024, Mr. Nulman provided me a new set of plans that showed remedial grading and erosion control measures. To mitigate the risk of erosion on the northern edge and southwestern corner of the lot, the soil management plan proposed installing a mesh with soil nails over the soil. Under the proposed plan, the existing grade would remain unchanged in these areas.

The data in this report is based on a combination of the field data I collected in August of 2021 and the limited-scope field data I collected in October of 2023. I did not revisit the property to re-collect data for this May 26, 2024 revision to the report. I based all of the conclusions in this report off of the merged data set.

Subject Trees

	<p>Tree OP1 <i>Juglans californica</i> – California Black Walnut</p> <p>This is a protected native tree per Ordinance 186,873. It is growing on an adjacent property. It will be retained in the landscape through the proposed project.</p>
	<p>Tree 2 <i>Quercus agrifolia</i> – Coast Live Oak</p> <p>This is a protected native tree per Ordinance 186,873. It will be removed because it is growing within the footprint of the proposed house.</p> <p>This tree has a co-dominant stem defect, but it is otherwise healthy.</p>
	<p>Tree OP3 <i>Juglans californica</i> – California Black Walnut</p> <p>This is a protected native tree per Ordinance 186,873. It is growing on an adjacent property. It will be retained in the landscape through the proposed project.</p> <p>This tree has dead main stems, and it is resprouting from its base. I recommend removing the fallen dead trunks.</p> <p>The proposed house and soil nailing will encroach within the drip line of this tree. All project activity within the drip line of this tree should be directly supervised by a Certified Arborist. Some of this tree's root system may be impacted, but it is intended to be retained in place throughout the project.</p>

	<p>Tree 7 <i>Juglans californica</i> – California Black Walnut</p> <p>This is a protected native tree per Ordinance 186,873. It will be retained in the landscape through the proposed project.</p> <p>This tree is dead and has fallen into its neighbor. It will be retained in place for wildlife habitat.</p>
	<p>Tree 8 <i>Heteromeles arbutifolia</i> – Toyon</p> <p>This is a protected native tree per Ordinance 186,873. It will be retained in the landscape through the proposed project.</p> <p>This tree has symptoms of heat and drought stress. No treatment is recommended at this time.</p> <p>The proposed soil nailing will encroach within the drip line of this tree. All project activity within the drip line of this tree should be directly supervised by a Certified Arborist. Some of this tree's root system may be impacted, but it is intended to be retained in place throughout the project.</p>
	<p>Tree 9 <i>Heteromeles arbutifolia</i> – Toyon</p> <p>This is a protected native tree per Ordinance 186,873. It will be retained in the landscape through the proposed project.</p> <p>This tree has symptoms of heat and drought stress. No treatment is recommended at this time.</p> <p>The proposed soil nailing will encroach within the drip line of this tree. All project activity within the drip line of this tree should be directly supervised by a Certified Arborist. Some of this tree's root system may be impacted, but it is intended to be retained in place throughout the project.</p>

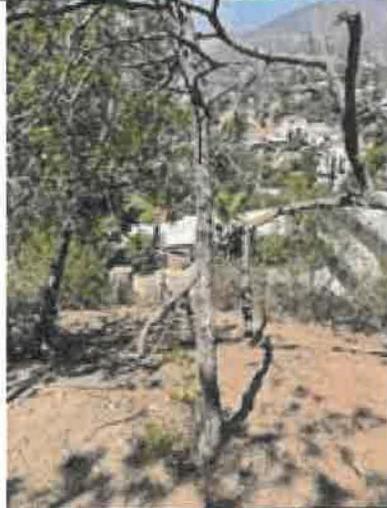


Tree 13

Juglans californica – California Black Walnut

This is a protected native tree per Ordinance 186,873. It will be removed because it is growing within the footprint of the proposed house.

This tree has a dead top and a partially failed trunk.



Tree 14

Juglans californica – California Black Walnut

This tree is too small to be protected by ordinance. It will be removed because it is dead.

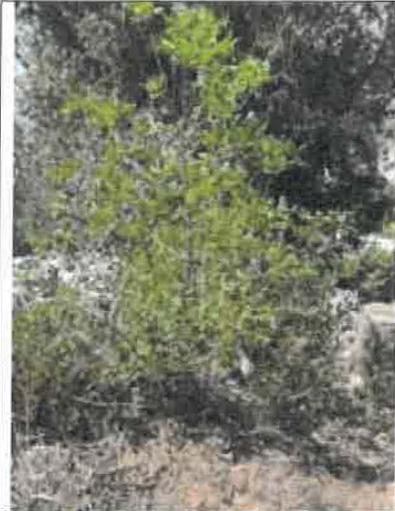


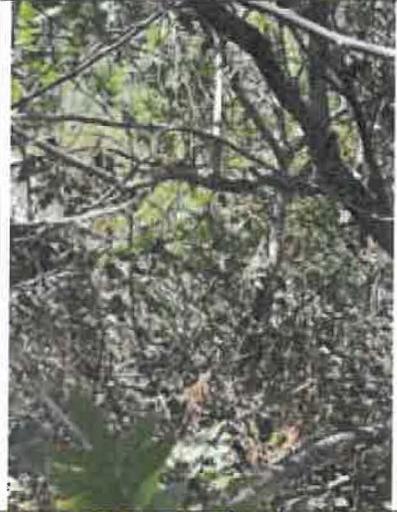
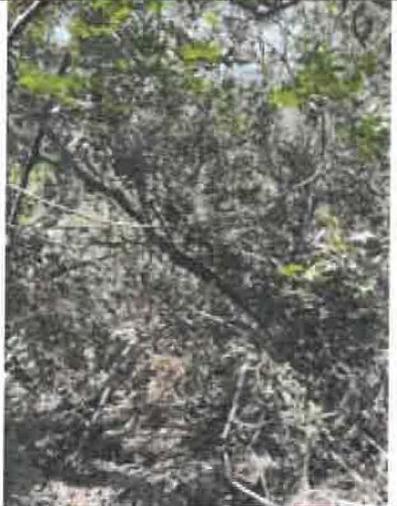
Tree 15

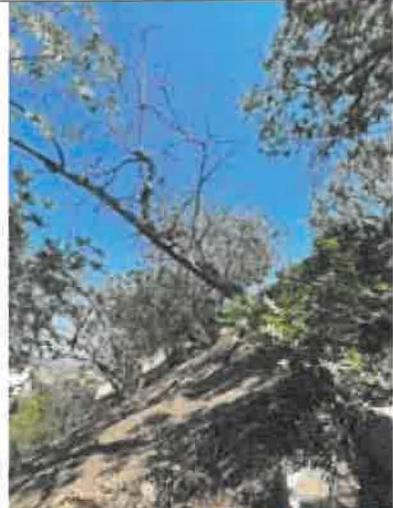
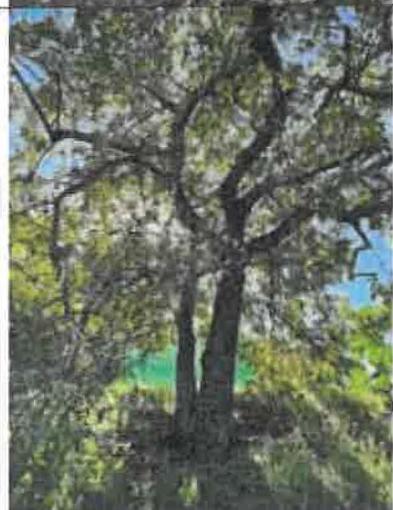
Juglans californica – California Black Walnut

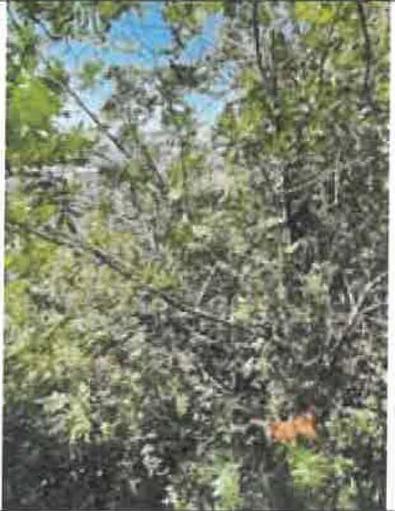
This tree is too small to be protected by ordinance. It will be retained in the landscape through the proposed project.

This tree is dead. It will be retained in place for wildlife habitat.

	<p>Tree 19 <i>Juglans californica</i> – California Black Walnut</p> <p>This is a protected native tree per Ordinance 186,873. It will be retained in the landscape through the proposed project.</p> <p>This tree is healthy. No treatment is recommended at this time.</p>
	<p>Tree 20 <i>Juglans californica</i> – California Black Walnut</p> <p>This is a protected native tree per Ordinance 186,873. It will be retained in the landscape through the proposed project.</p> <p>This tree is healthy. No treatment is recommended at this time.</p>
	<p>Tree 21 <i>Heteromeles arbutifolia</i> – Toyon</p> <p>This is a protected native tree per Ordinance 186,873. It will be retained in the landscape through the proposed project.</p> <p>This tree is nearly dead. No treatment is recommended at this time.</p>

	<p>Tree 25 <i>Juglans californica</i> – California Black Walnut</p> <p>This is a protected native tree per Ordinance 186,873. It will be retained in the landscape through the proposed project.</p> <p>This tree is healthy. No treatment is recommended at this time.</p>
	<p>Tree 26 <i>Heteromeles arbutifolia</i> – Toyon</p> <p>This tree is too small to be protected by ordinance. It will be retained in the landscape through the proposed project.</p> <p>This tree has been suppressed by competition. No treatment is recommended at this time.</p>
	<p>Tree 27 <i>Heteromeles arbutifolia</i> – Toyon</p> <p>This tree is too small to be protected by ordinance. It will be retained in the landscape through the proposed project.</p> <p>This tree has been suppressed by competition. No treatment is recommended at this time.</p>

	<p>Tree 31 <i>Juglans californica</i> – California Black Walnut</p> <p>This is a protected native tree per Ordinance 186,873. It will be removed because it is growing within the footprint of the proposed house.</p> <p>This tree was dead in 2021. When I returned in 2023, it had already been removed pursuant to a city tree removal permit.</p>
	<p>Tree 32 <i>Rhus integrifolia</i> – Sumac</p> <p>This tree is not protected by ordinance. It will be removed because it is growing within the footprint of the proposed house.</p> <p>This tree has a prevailing lean, but it is healthy.</p>
	<p>Tree 33 <i>Juglans californica</i> – California Black Walnut</p> <p>This is a protected native tree per Ordinance 186,873. It will be removed because it is growing within the footprint of the proposed house.</p> <p>This tree has symptoms of heat stress. I observed deadwood in its canopy.</p>

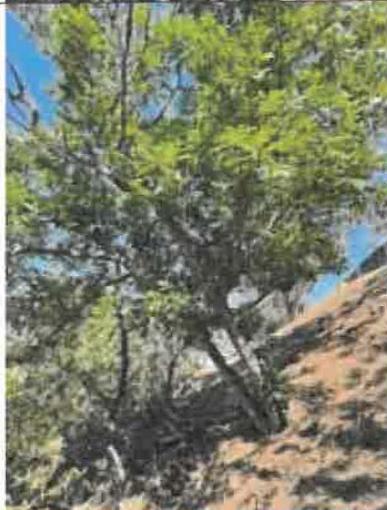
	<p>Tree 37 <i>Juglans californica</i> – California Black Walnut</p> <p>This is a protected native tree per Ordinance 186,873. It will be removed because it is growing within the footprint of the proposed house.</p> <p>This tree has been topped in the past, but it has been vigorously resprouting.</p>
	<p>Tree 38 <i>Juglans californica</i> – California Black Walnut</p> <p>This is a protected native tree per Ordinance 186,873. It will be retained in the landscape through the proposed project.</p> <p>This tree has a history of minor suppression due to competition with its neighbors. No treatment is recommended at this time.</p>
	<p>Tree 39 <i>Juglans californica</i> – California Black Walnut</p> <p>This is a protected native tree per Ordinance 186,873. It will be retained in the landscape through the proposed project.</p> <p>This tree has dead trunks, but it is resprouting foliage. No treatment is recommended at this time.</p>



Tree 43

Juglans californica – California Black Walnut

This is a protected native tree per Ordinance 186,873. It will be removed because it is dead.



Tree 44

Juglans hindsii – Northern California Black Walnut

This tree is not protected by ordinance. It will be removed because it is growing within the footprint of the proposed house.

This tree has old broken branches. Some of its other branches have dead tips. Despite these symptoms, the tree is still overall vigorous.



Tree 45

Juglans californica – California Black Walnut

This tree is too small to be protected by ordinance. It will be removed.

This tree has a decaying trunk, and it is leaning.



Tree OP48

Sambucus mexicana – Mexican Elderberry

This is a protected native tree per Ordinance 186,873. It is growing on an adjacent property. It will be retained in the landscape through the proposed project.

This tree has deadwood in its canopy and decayed branches. No treatment is recommended at this time.

The proposed soil nailing will encroach within the drip line of this tree. All project activity within the drip line of this tree should be directly supervised by a Certified Arborist. Some of this tree's root system may be impacted, but it is intended to be retained in place throughout the project.

Tree #	Tag #	Species	Common Name	DBH	Height	Spread	Condition	Treatment	Rate	Protected?	Remove?	Natural?	Encroach?	Impact Activity
34	9285	<i>Sambucus mexicana</i>	Mexican Elderberry	7", 5", 4", 3"	20'	25'	barely alive	Remove	D-	Yes	Yes	Yes	Yes	house
35	9286	<i>Juglans californica</i>	California Black Walnut	8"	18'	18'	decaying trunk, leaning	Remove	D	Yes	Yes	Yes	Yes	house
36	9287	<i>Heteromeles arbutifolia</i>	Tobacco	1x1", 1.5"	8'	10'	suppressed by competition	none	B	Yes	No	Yes	Yes	house
37	9288	<i>Juglans californica</i>	California Black Walnut	7"	20'	18'	past topping, vigorous resprouting	Remove	C	Yes	Yes	Yes	Yes	house
38	no tag	<i>Juglans californica</i>	California Black Walnut	6"	18'	18'	minor suppression	none	B	Yes	No	Yes	No	
39	no tag	<i>Juglans californica</i>	California Black Walnut	8", 4", 5", 2", 2"	22'	22'	dead trunks, resprouting foliage	none	D	Yes	No	Yes	No	
40	no tag	<i>Sambucus mexicana</i>	Mexican Elderberry	16"	40'	25'	decline, deadwood, heat stress	none	C-	Yes	No	Yes	No	
41	no tag	<i>Juglans californica</i>	California Black Walnut	2", 4x1.5"	15'	15'	partial suppression, poison oak	none	B	Yes	No	Yes	No	
42	no tag	<i>Sambucus mexicana</i>	Mexican Elderberry	3"	10'	10'	suppressed by competition	none	C	No, too small	No	Yes	No	
43	9289	<i>Juglans californica</i>	California Black Walnut	5"	18'	18'	dead	Remove	F	Yes	Yes	Yes	Yes	house
44	9290	<i>Juglans hindsii</i>	Northern California Black Walnut	10", 10", 9", 7"	25'	30'	old broken branches, dead tips, still vigorous	Remove	B-	No	Yes	Yes	Yes	house
45	9291	<i>Juglans californica</i>	California Black Walnut	2.5"	10'	10'	decaying trunk, leaning	Remove	D+	No, too small	Yes	Yes	No	
46	9292	<i>Juglans californica</i>	California Black Walnut	7", 6"	15'	15'	decaying trunk, leaning, broken tops	none	D	Yes	No	Yes	Yes	pool deck, soil nailing
47	9293	<i>Juglans californica</i>	California Black Walnut	10", 7"	20'	25'	deadwood, heat stress	none	B-	Yes	No	Yes	Yes	pool deck, soil nailing, shoring piles
48	9294	<i>Sambucus mexicana</i>	Mexican Elderberry	5", 5"	18'	18'	deadwood, decayed branches	none	C-	Yes	No	Yes	Yes	soil nailing

Tree #	Tag #	Species	Common Name	DBH	Height	Spread	Condition	Treatment	Risk	Protected	Remove	Natural	Encroaching	Impact Activities
43	9289	<i>Juglans californica</i>	California Black Walnut	6"	18'	18'	dead	Remove	F	Yes	Yes	Yes	Yes	house
46	9292	<i>Juglans californica</i>	California Black Walnut	7", 6"	15'	15'	decaying trunk, leaning, broken tops	none	D	Yes	No	Yes	Yes	pool deck, soil nailing
47	9293	<i>Juglans californica</i>	California Black Walnut	10", 7"	20'	25'	deadwood, heat stress	none	B-	Yes	No	Yes	Yes	pool deck, soil nailing, shoring piles
48	9294	<i>Sambucus mexicana</i>	Mexican Elderberry	5", 5"	18'	18'	deadwood, decayed branches	none	C-	Yes	No	Yes	Yes	soil nailing

Protected Trees to Remain

Tree #	Tag #	Species	Common Name	DBH	Height	Spread	Condition	Treatment	Rat	Protective	Remove	Natural	Encroachment	Impact Activities
1	9261	<i>Juglans californica</i>	California Black Walnut	7"	10'	10'	dead	remove	F	Yes	No	Yes	No	
3	9263	<i>Juglans californica</i>	California Black Walnut	12", 7", 6", 5"	20'	30'	dead main stems, resprouting from base	remove fallen dead trunks	F	Yes	No	Yes	Yes	house, soil nailing
4	9264	<i>Juglans californica</i>	California Black Walnut	6", 5", 4", 7"	20'	15'	dead top, resprouting from base, one partially failed trunk still alive	remove deadwood	D-	Yes	No	Yes	Yes	soil nailing
5	9265	<i>Heteromeles arbutifolia</i>	Toyon	2.5", 2.5"	9'	9'	heat/drought stress	none	B-	Yes	No	Yes	Yes	soil nailing
6	9266	<i>Sambucus mexicana</i>	Mexican Elderberry	10"	18'	18'	colonized by poison oak, deadwood	none	C	Yes	No	Yes	Yes	soil nailing
7	9267	<i>Juglans californica</i>	California Black Walnut	7"	20'	18'	dead, fallen into neighbor	none	F	Yes	No	Yes	Yes	soil nailing
8	9268	<i>Heteromeles arbutifolia</i>	Toyon	1.5", 2.5", 2", 1", 1"	9'	9'	heat/drought stress	none	B	Yes	No	Yes	Yes	soil nailing
9	9269	<i>Heteromeles arbutifolia</i>	Toyon	0.5"	8'	10'	heat/drought stress	none	B	Yes	No	Yes	Yes	soil nailing
11	9270	<i>Juglans californica</i>	California Black Walnut	2.5", 3x2", 3x1"	12'	15'	heat stress, dead branches	none	B-	Yes	No	Yes	Yes	soil nailing
16	9275	<i>Juglans californica</i>	California Black Walnut	5.5", 4.5", 2x3.5"	18'	18'	two trunks and top of canopy are dead	prune deadwood	C-	Yes	No	Yes	Yes	house
17	9276	<i>Sambucus mexicana</i>	Mexican Elderberry	7"	18'	24'	dead top, decayed trunk	none	D	Yes	No	Yes	No	
19	9277	<i>Juglans californica</i>	California Black Walnut	2", 2", 1"	9'	9'	healthy	none	A	Yes	No	Yes	No	
20	9278	<i>Juglans californica</i>	California Black Walnut	2", 2", 1"	9'	8'	healthy	none	A	Yes	No	Yes	No	
21	9279	<i>Heteromeles arbutifolia</i>	Toyon	3x2", 2x1"	8'	12'	nearly dead	none	D-	Yes	No	Yes	No	
22	no tag	<i>Juglans californica</i>	California Black Walnut	2.5", 4"	18'	15'	nearly dead, sprouting from base	none	D	Yes	No	Yes	No	
23	no tag	<i>Heteromeles arbutifolia</i>	Toyon	4x1"	10'	10'	suppressed by competition	none	C	Yes	No	Yes	No	
24	no tag	<i>Juglans californica</i>	California Black Walnut	2.5", 3"	12'	10'	suppressed by competition	none	C	Yes	No	Yes	No	
25	no tag	<i>Juglans californica</i>	California Black Walnut	5"	20'	15'	healthy	none	A	Yes	No	Yes	No	
28	no tag	<i>Juglans californica</i>	California Black Walnut	6", 4"	20'	20'	decaying trunk, suppressed	none	B-	Yes	No	Yes	Yes	house
36	9287	<i>Heteromeles arbutifolia</i>	Toyon	3x1", 1.5"	8'	10'	suppressed by competition	none	B	Yes	No	Yes	Yes	house
38	no tag	<i>Juglans californica</i>	California Black Walnut	6"	18'	18'	minor suppression	none	B	Yes	No	Yes	No	
39	no tag	<i>Juglans californica</i>	California Black Walnut	8", 4", 5", 2", 2"	22'	22'	dead trunks, resprouting foliage	none	D	Yes	No	Yes	No	
40	no tag	<i>Sambucus mexicana</i>	Mexican Elderberry	16"	40'	25'	decline, deadwood, heat stress	none	C-	Yes	No	Yes	No	
41	no tag	<i>Juglans californica</i>	California Black Walnut	2", 4x1.5"	15'	15'	partial suppression, poison oak	none	B	Yes	No	Yes	No	
46	9292	<i>Juglans californica</i>	California Black Walnut	7", 6"	15'	15'	decaying trunk, leaning, broken tops	none	D	Yes	No	Yes	Yes	pool deck, soil nailing
47	9293	<i>Juglans californica</i>	California Black Walnut	10", 7"	20'	25'	deadwood, heat stress	none	B-	Yes	No	Yes	Yes	pool deck, soil nailing, shoring piles
48	9294	<i>Sambucus mexicana</i>	Mexican Elderberry	5", 5"	18'	18'	deadwood, decayed branches	none	C-	Yes	No	Yes	Yes	soil nailing

- Throughout the construction period, a Certified Arborist should make periodic site visits to ensure the tree protection plan is being followed. The arborist should monitor the health of the protected native trees intended for preservation on site and should prepare monitoring reports when requested by the city.
- No construction activity should take place within the tree protection zones without the direct supervision of a Certified Arborist. This includes construction worker access, materials storage, and equipment access.
- All excavation within the greater of 15 feet or the drip line of a tree intended for preservation should be directly supervised by a Certified Arborist. All excavation within this area should be performed with hand tools or pneumatic excavation tools. If any roots 1 inch in diameter or larger are encountered, they should be preserved for evaluation by the project arborist. The project arborist may determine whether the roots can be retained in place or may be severed.
- If any injury should occur to a protected tree during construction, the project arborist should be informed within 24 hours so it may be evaluated and treated as soon as possible.
- Retain the tree protection zone fencing until construction activity has been completed or until the landscape installation phase begins. Even when landscapers are permitted near the trees, make sure they are aware of the intention to preserve the trees and the roots if any digging is performed for irrigation lines or plant installation.
- If during any part of the construction phase there is a significant amount of particulates in the air (from cutting materials or any other activity), a shop vacuum or equivalent should be used during the cutting or other activity to reduce the amount of particulates that are deposited on the foliage. If despite a good faith effort to reduce particulates, a layer is still deposited on the foliage, wash it off with a jet of water at the end of each construction day where particulates are deposited.
- During the painting phase, if spray-application of paint is used within the drip line of a tree intended for preservation, wrap the exposed half of the trunk and scaffold branches with plastic at the beginning of each painting day to avoid paint drifting onto the trunk. Remove the plastic at the end of each day to allow for air circulation.

Limitations

My observations are based on a strictly visual inspection of the property, and some hidden or buried symptoms and signs may not have been observed. I did not conduct excavation, coring, or climbing inspection to make observations. My analysis is only based on the observations I gathered at the time of inspection (October 2023 for the 10 trees in the October 25, 2023 addendum report, June 2021 for all others). I do not guarantee the safety of the subject trees. There is no warranty or guarantee, expressed or implied, that problems or deficiencies may not arise in the future.

Arborists are tree specialists who use their knowledge, education, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to structural failure of a tree. Trees are living organisms that fail in ways not fully understood. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

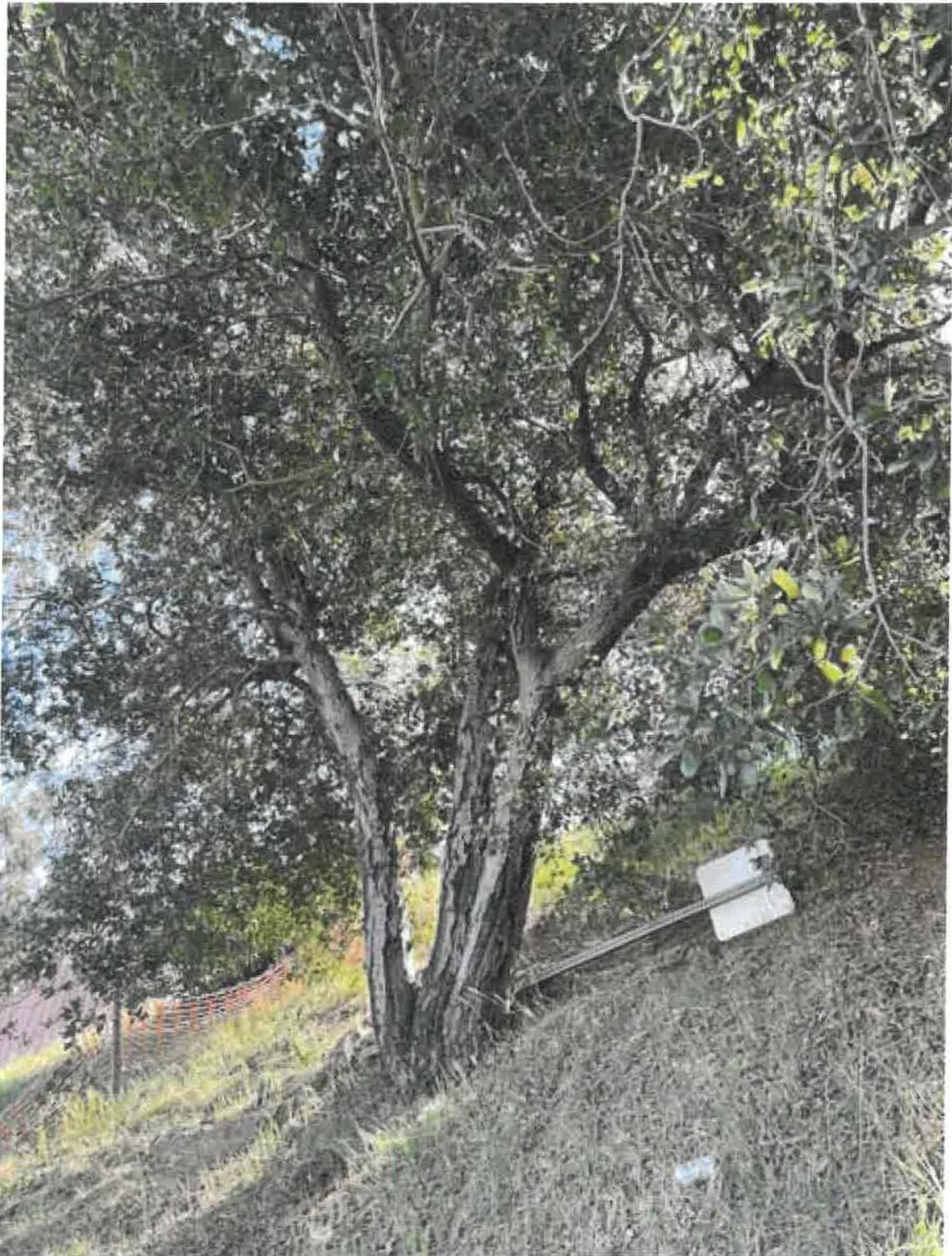


Figure 2: Tree 2. I took this photo at my October 20, 2023 site visit.

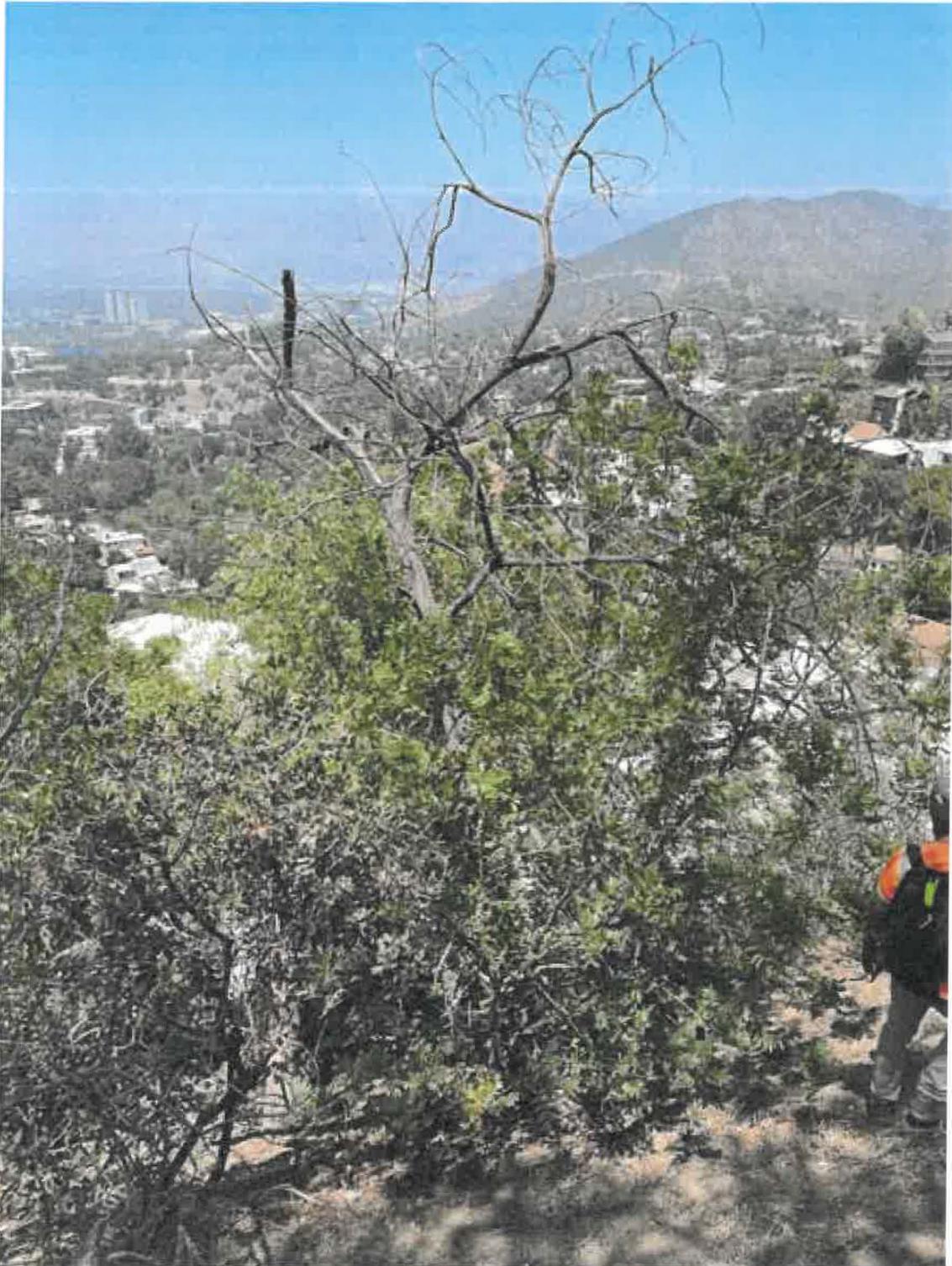


Figure 4: Tree 4. I took this photo at my June 3, 2021 site visit.



Figure 6: Tree 6. I took this photo at my June 3, 2021 site visit.



Figure 8: Tree 8. I took this photo at my June 3, 2021 site visit.

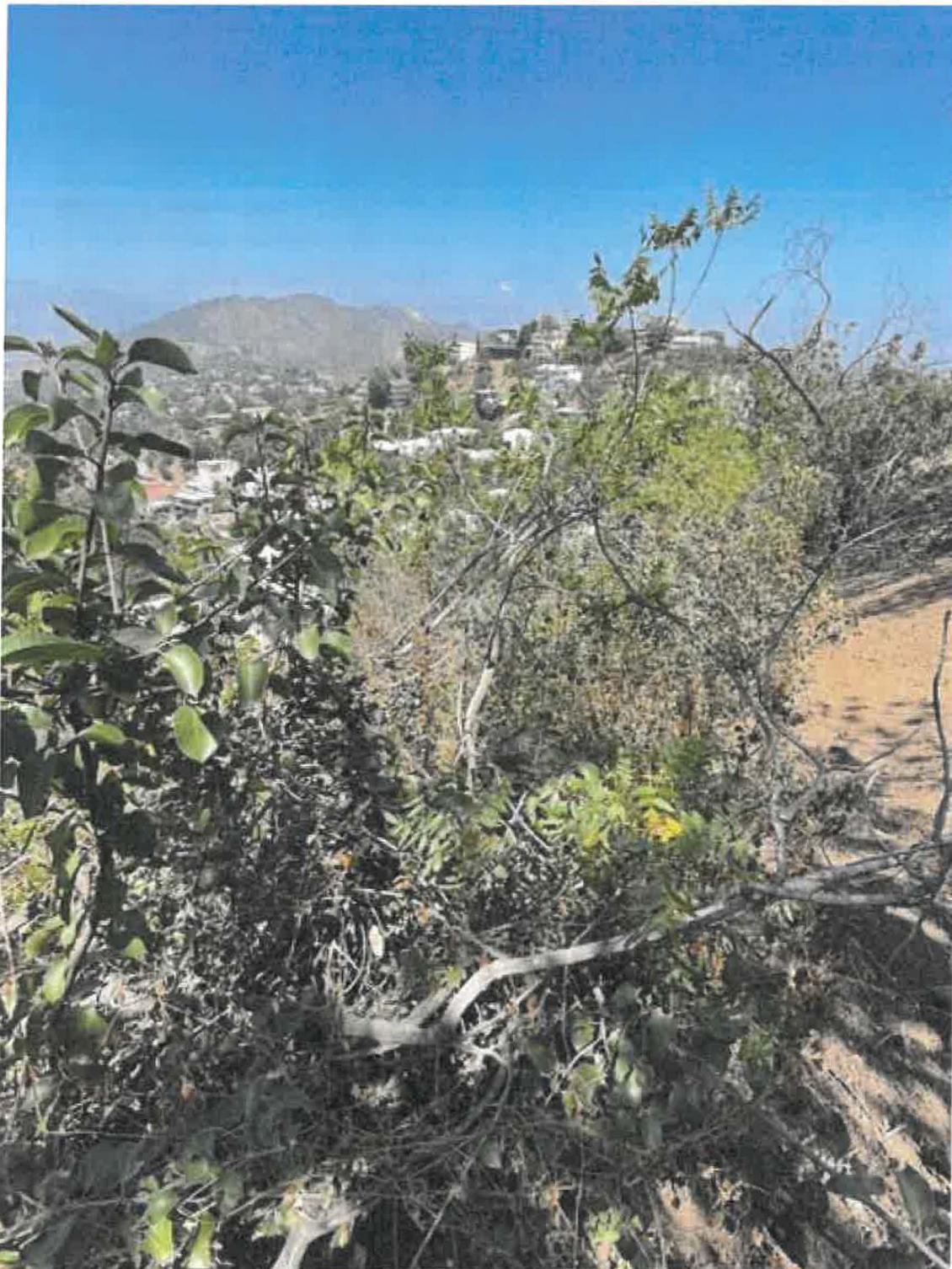


Figure 10: Tree 10. I took this photo at my June 3, 2021 site visit.

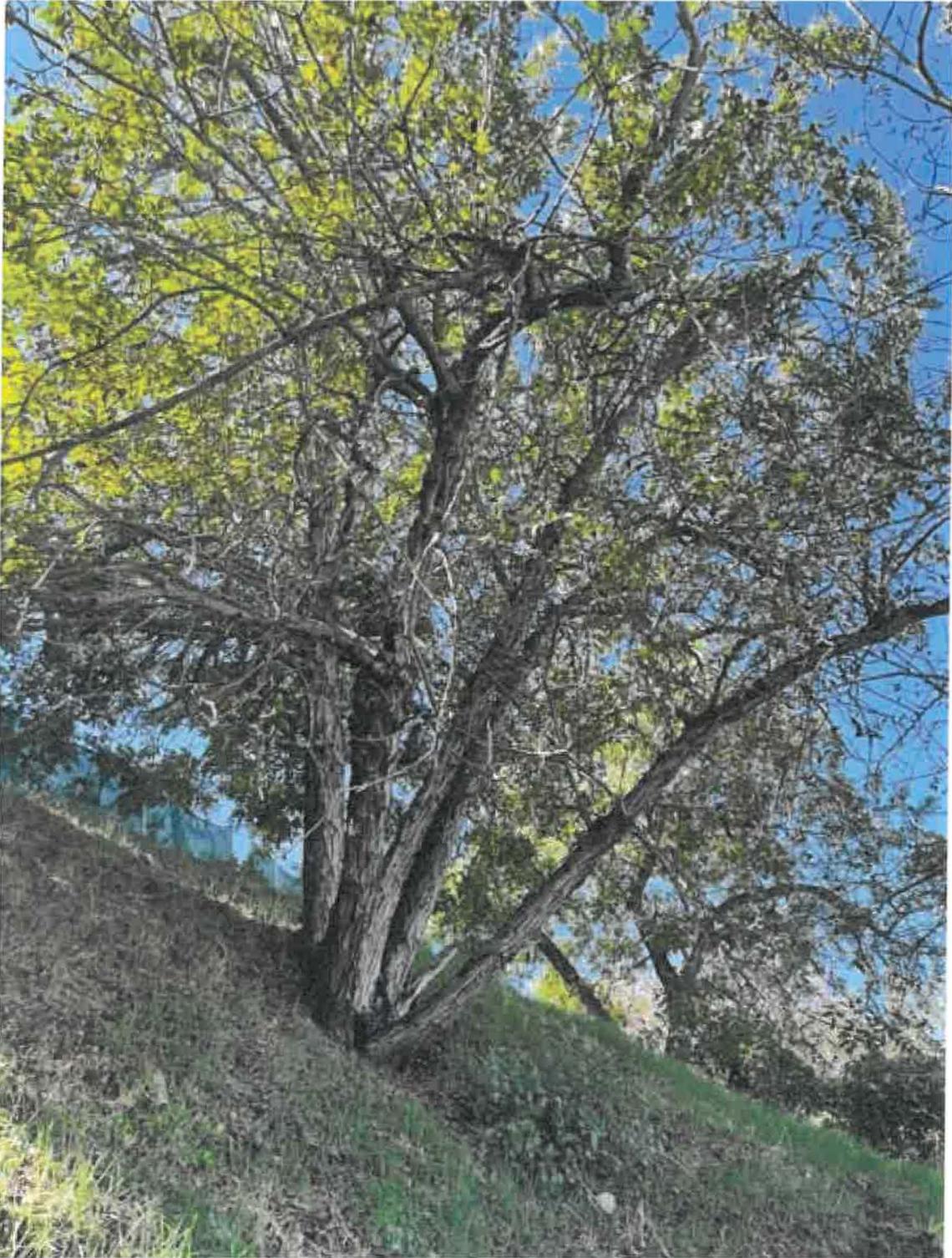


Figure 12: Tree 12. I took this photo at my October 20, 2023 site visit.

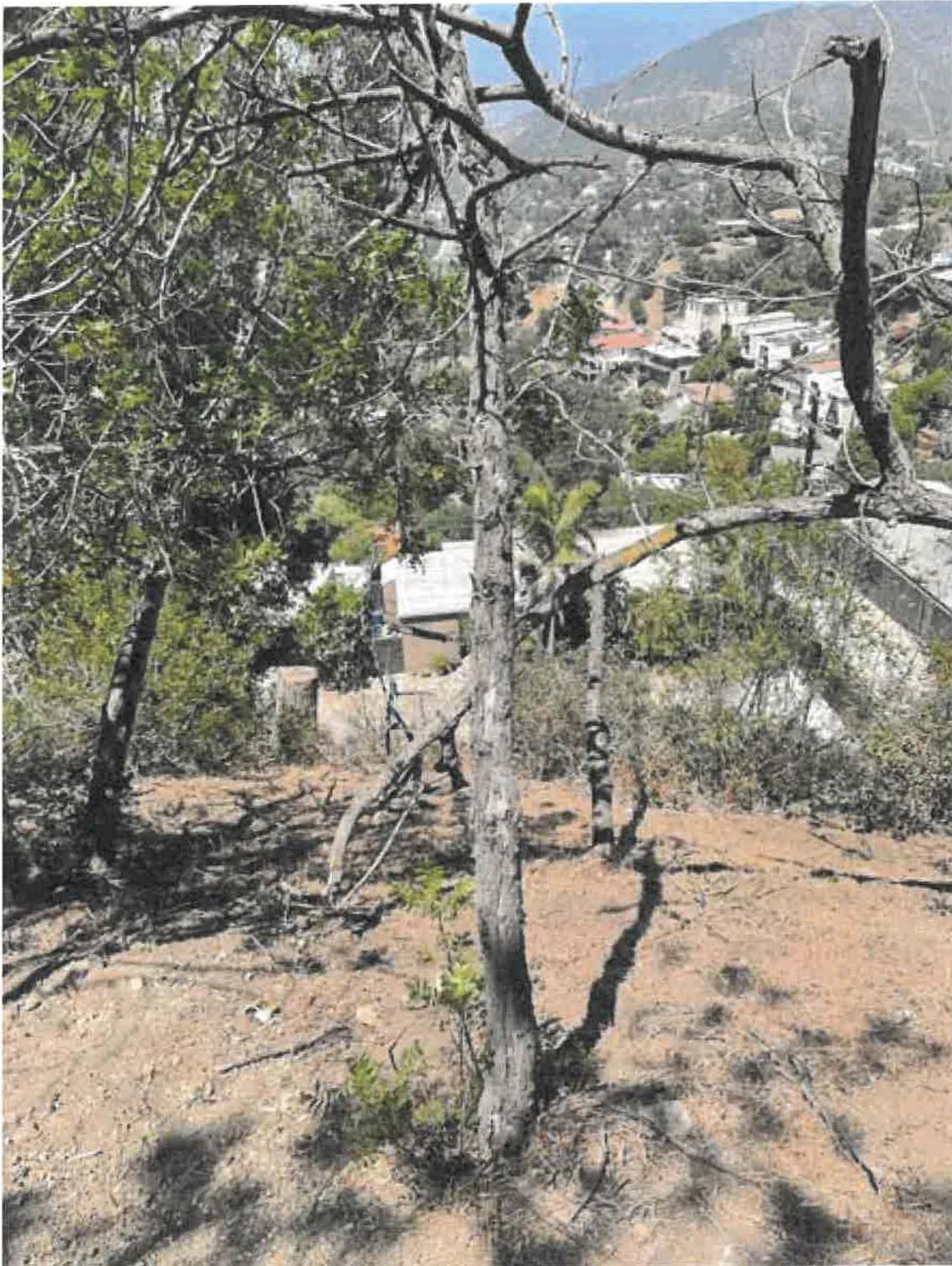


Figure 14: Tree 14. I took this photo at my June 3, 2021 site visit.



Figure 16: Tree 16. I took this photo at my June 3, 2021 site visit.

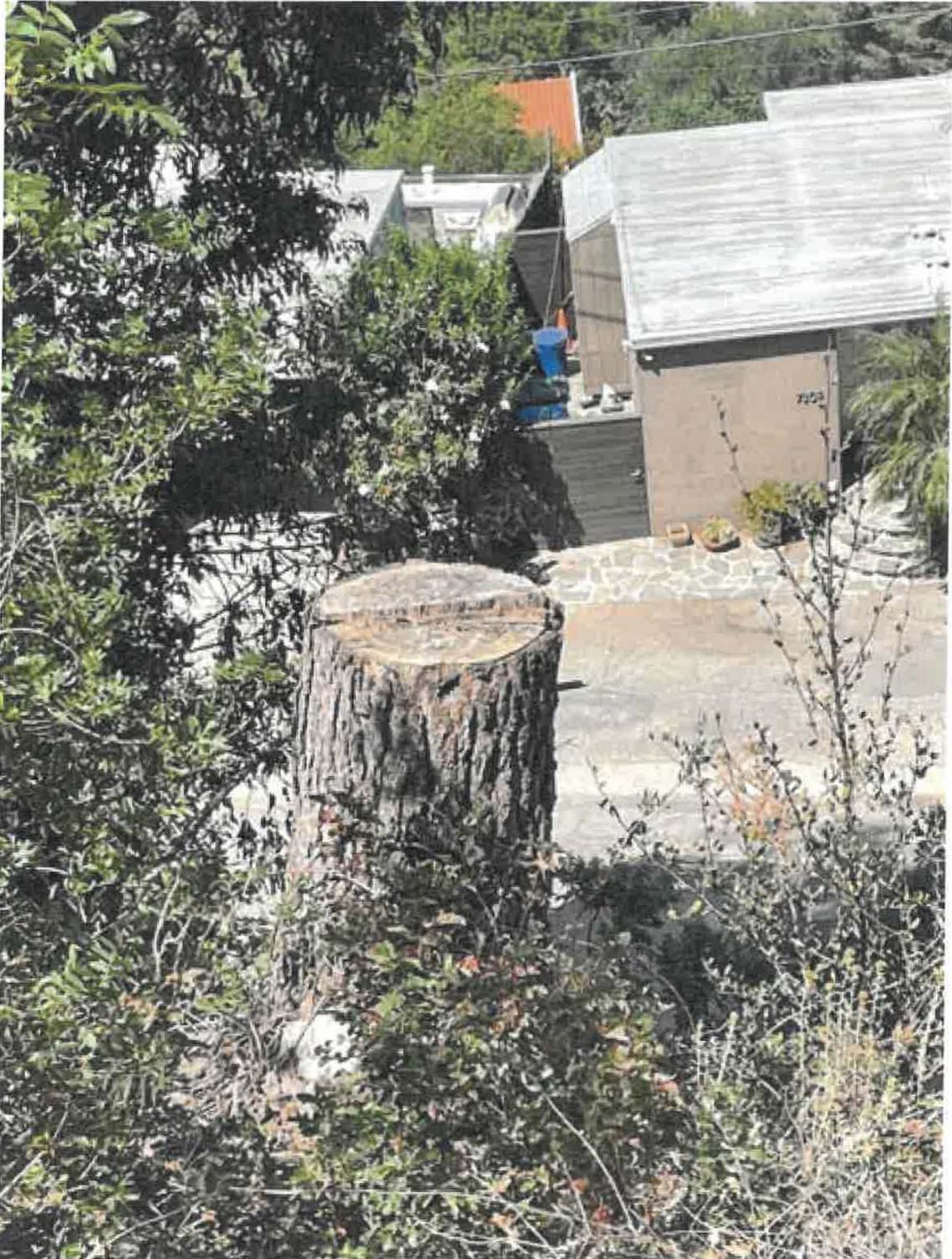


Figure 18: Tree 18. I took this photo at my June 3, 2021 site visit.

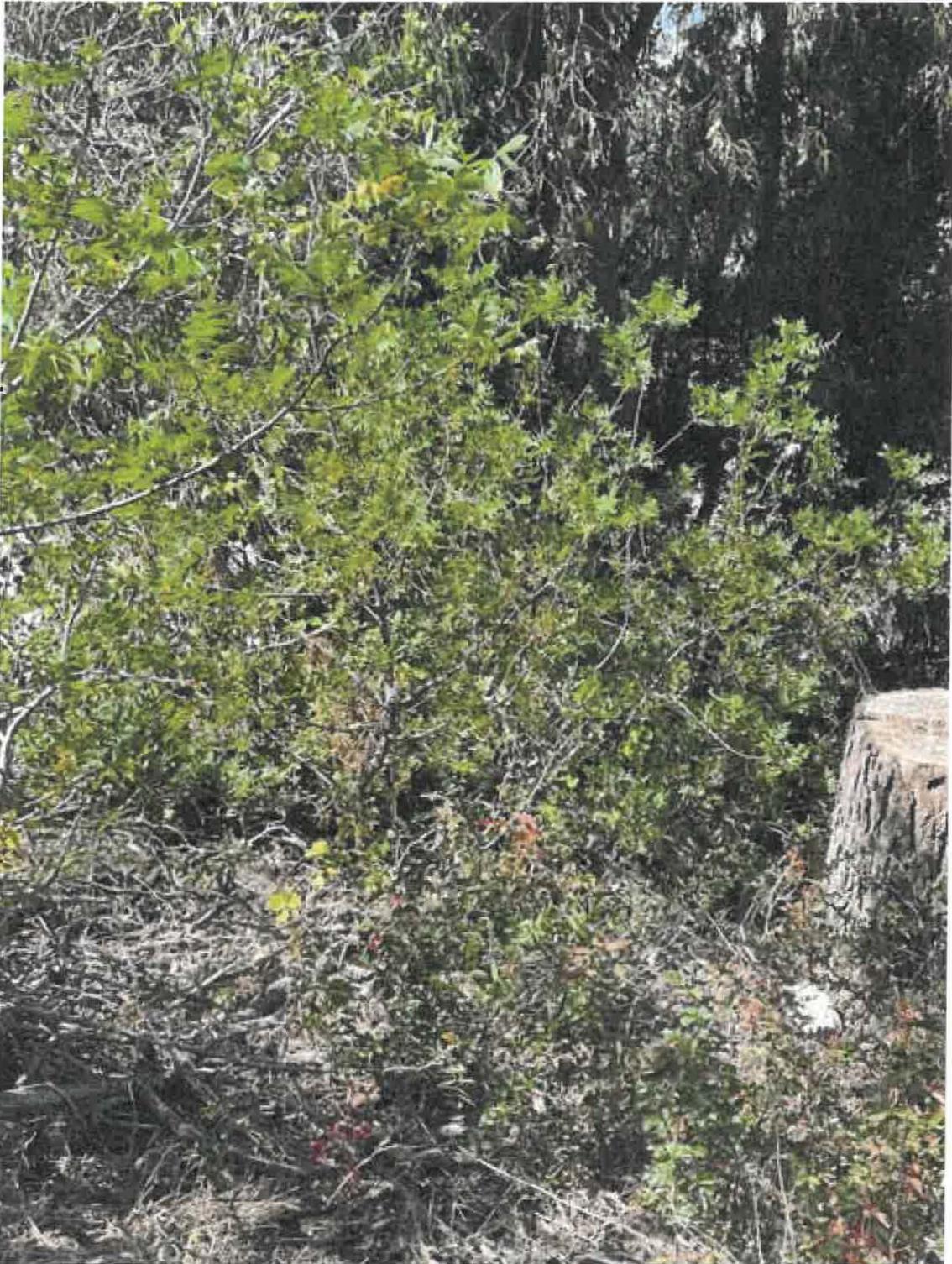


Figure 20: Tree 20. I took this photo at my June 3, 2021 site visit.



Figure 22: Tree 22. I took this photo at my June 3, 2021 site visit.



Figure 24: Tree 24. I took this photo at my June 3, 2021 site visit.



Figure 26: Tree 26. I took this photo at my June 3, 2021 site visit.



Figure 28: Tree 28. I took this photo at my June 3, 2021 site visit.

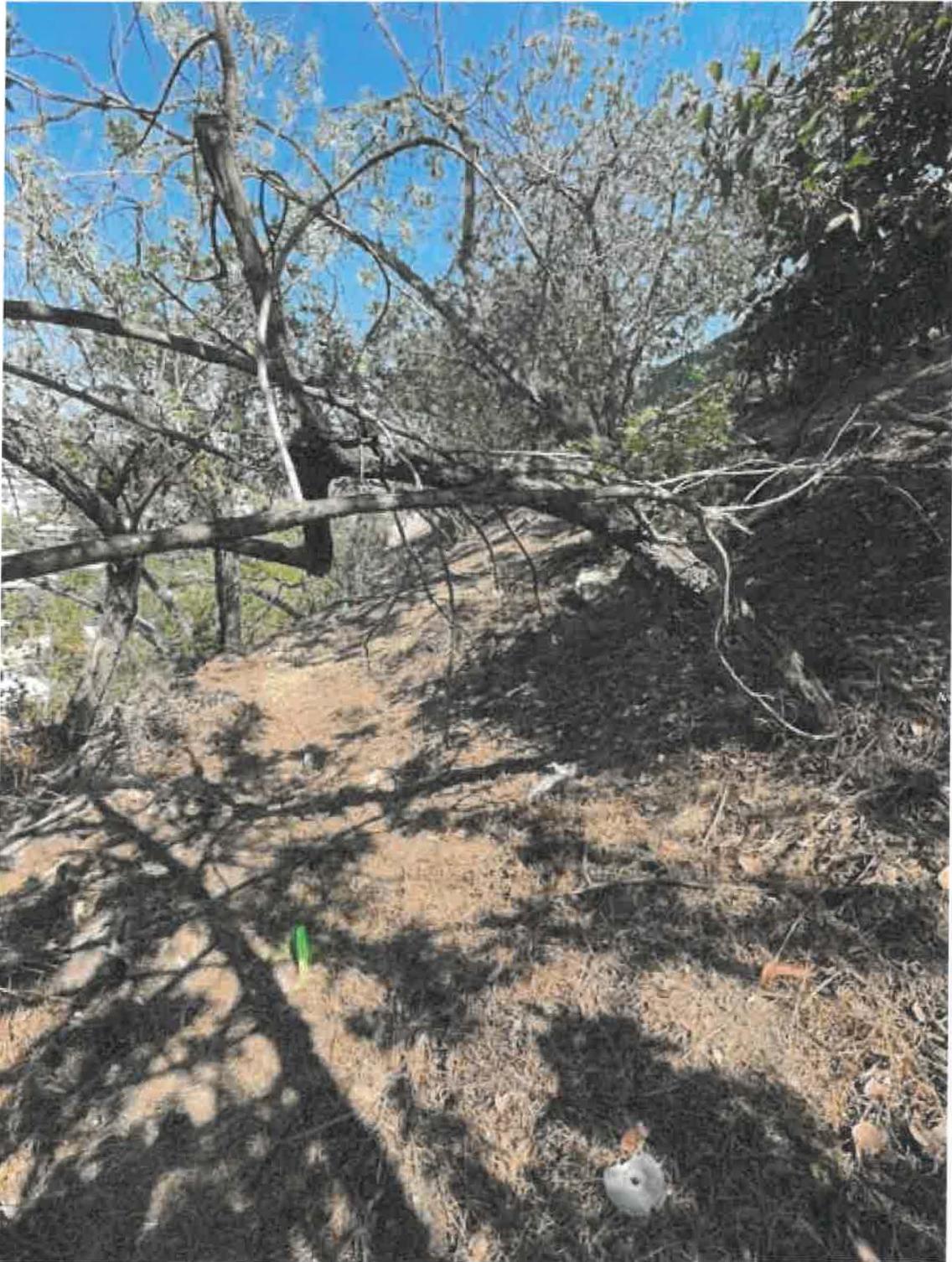


Figure 30: Tree 30. I took this photo at my June 3, 2021 site visit.



Figure 32: Tree 32. I took this photo at my June 3, 2021 site visit.



Figure 34: Tree 34. I took this photo at my October 20, 2023 site visit.



Figure 36: Tree 36. I took this photo at my June 3, 2021 site visit.



Figure 38: Tree 38. I took this photo at my June 3, 2021 site visit.

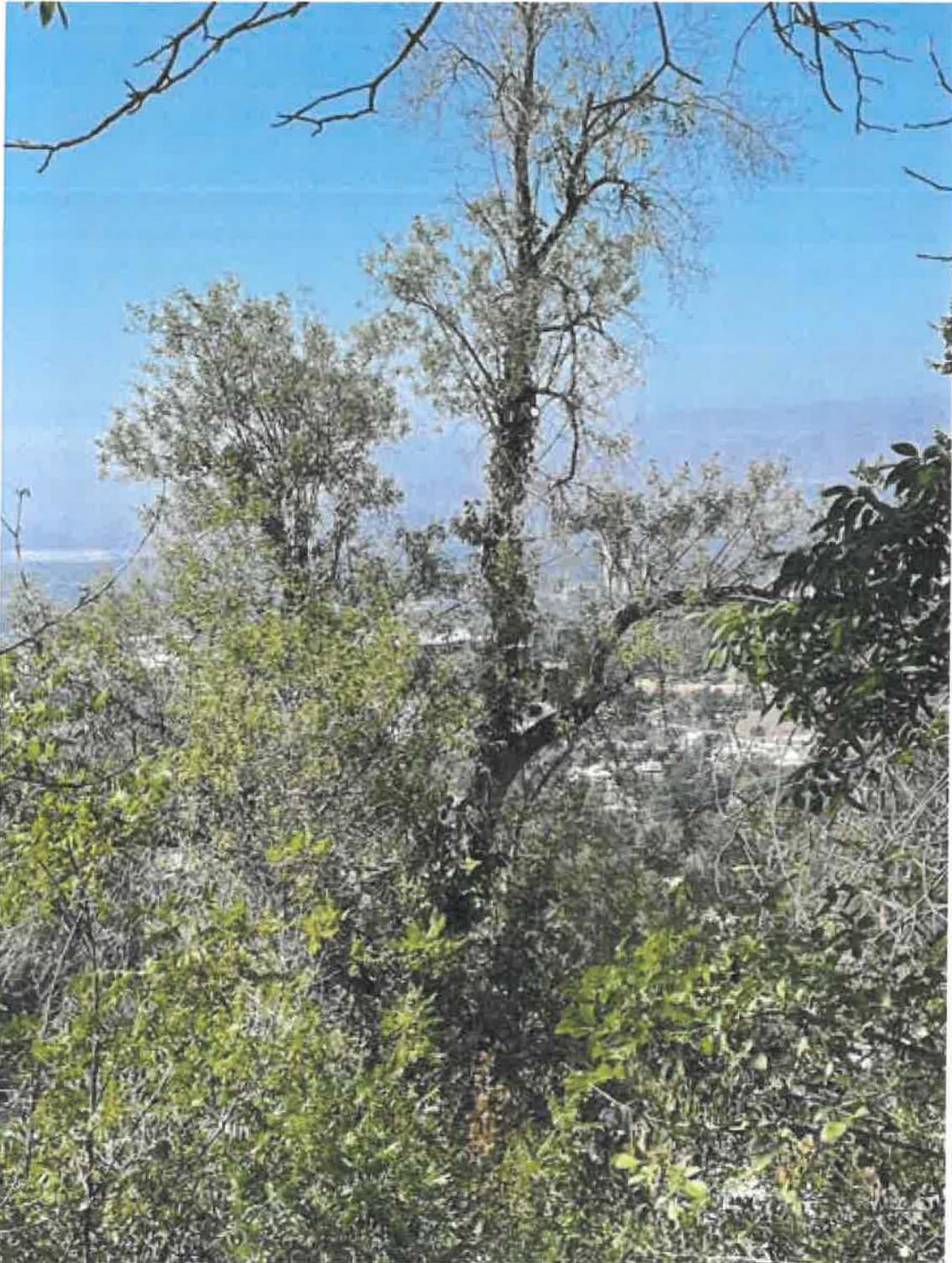


Figure 40: Tree OP40. I took this photo at my June 3, 2021 site visit.



Figure 42: Tree 42. I took this photo at my June 3, 2021 site visit.

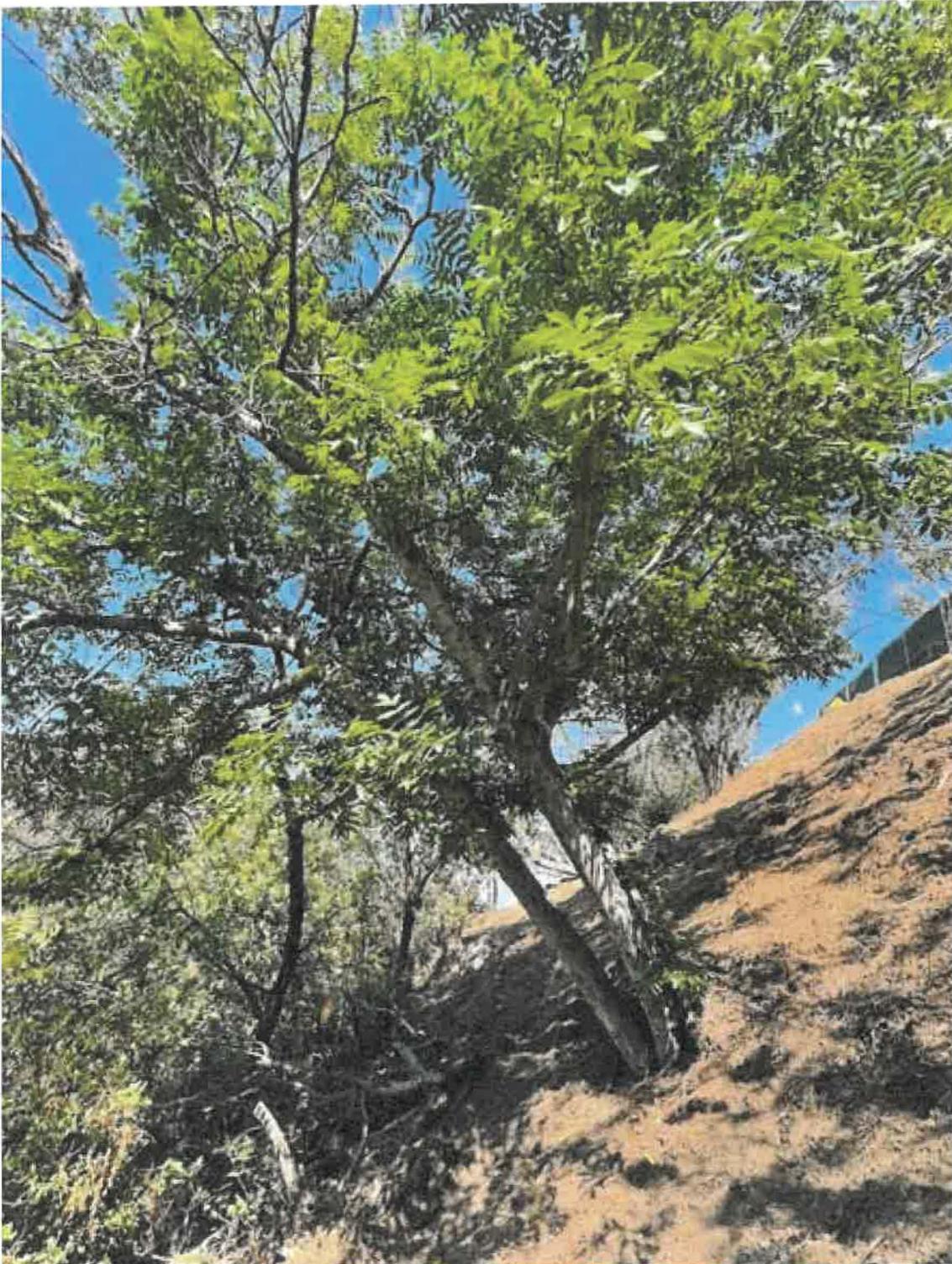


Figure 44: Tree 44. I took this photo at my June 3, 2021 site visit.

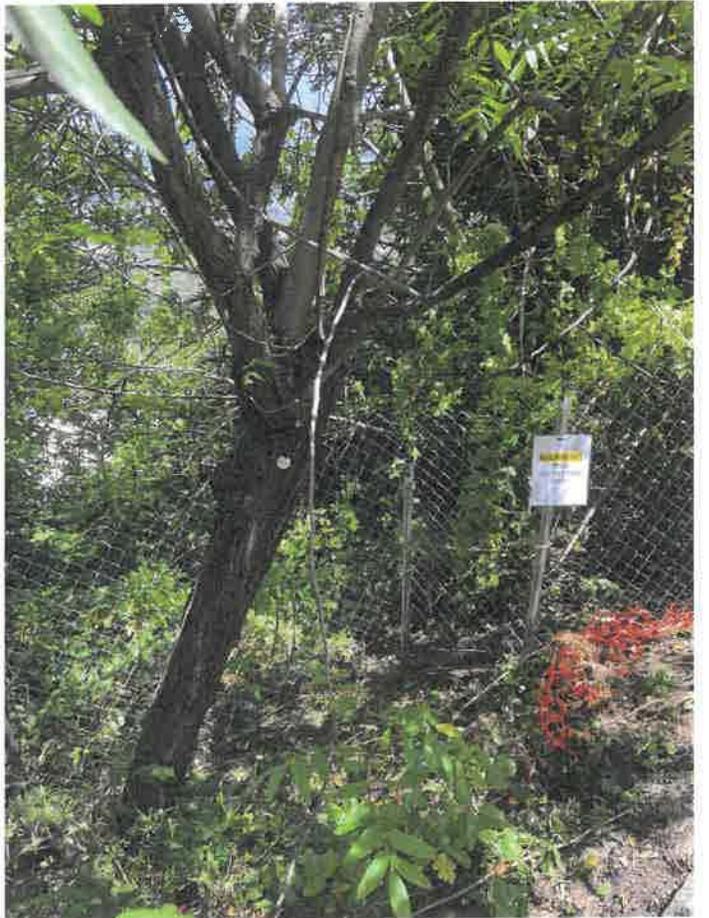
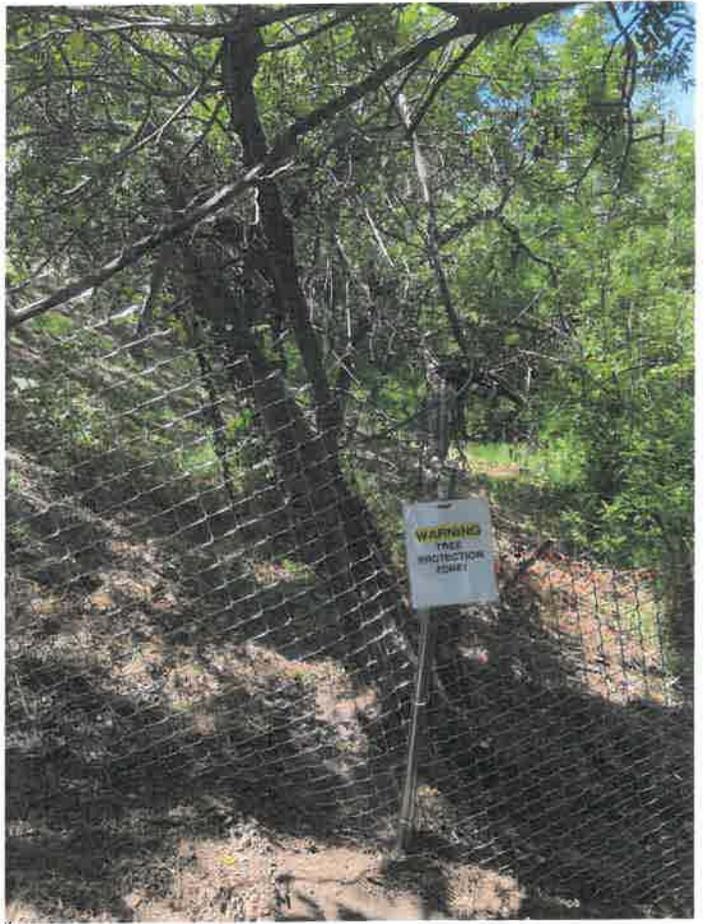


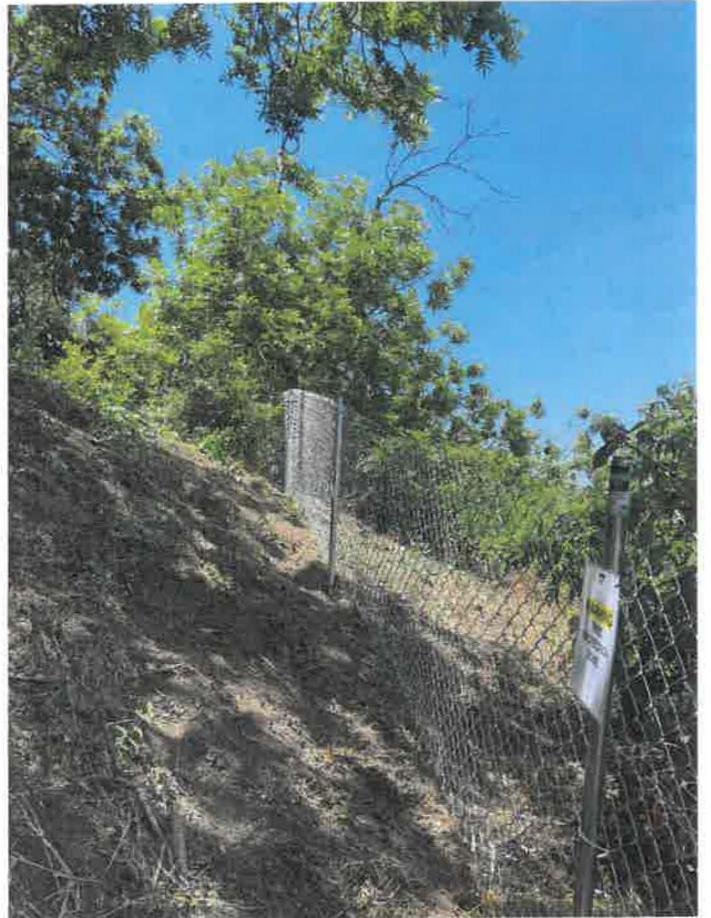
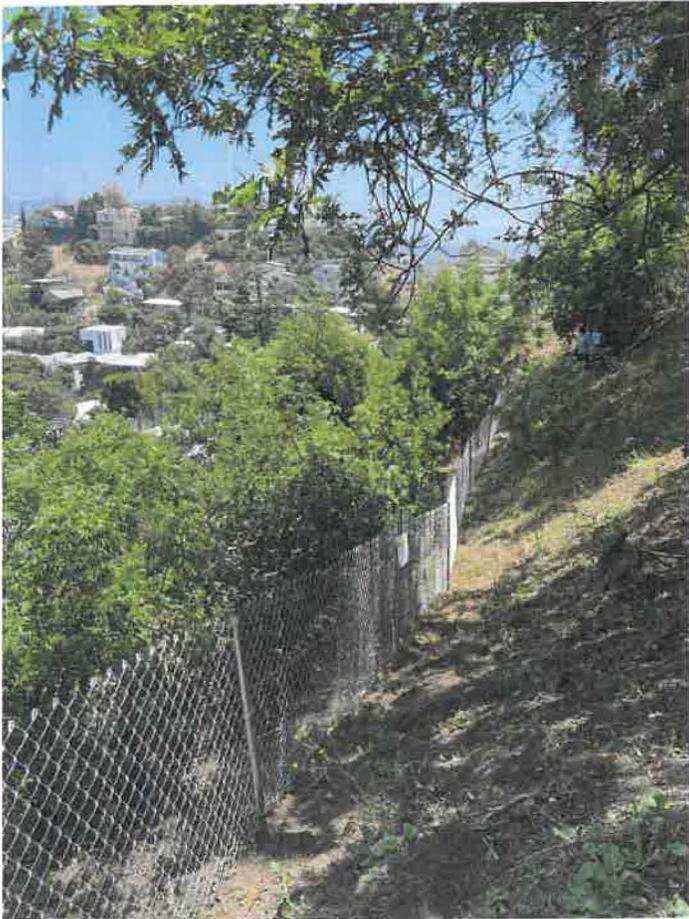
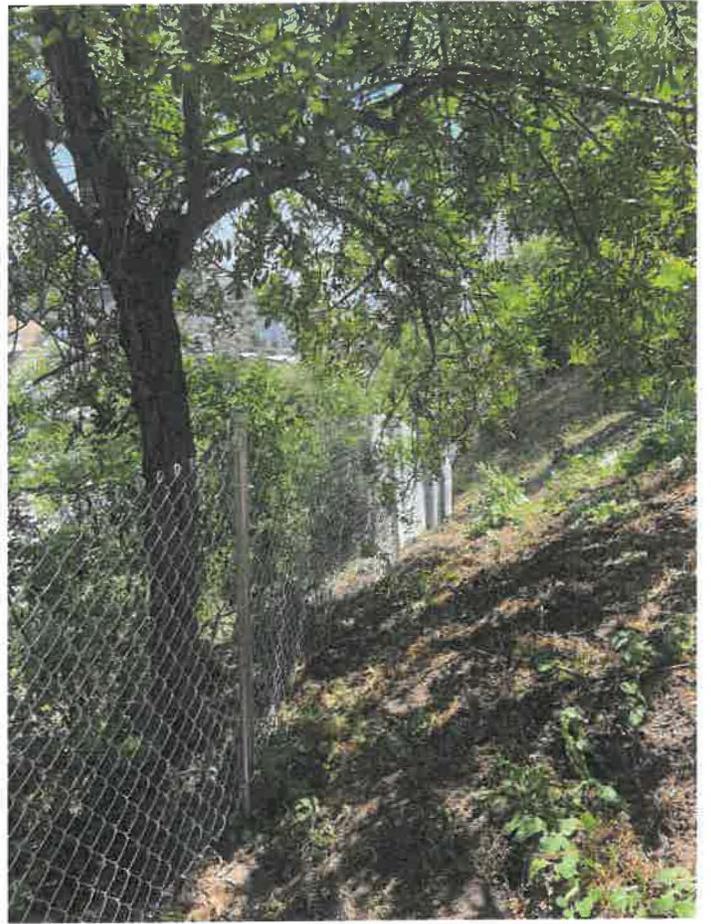
Figure 46: Tree 46. I took this photo at my October 20, 2023 site visit.

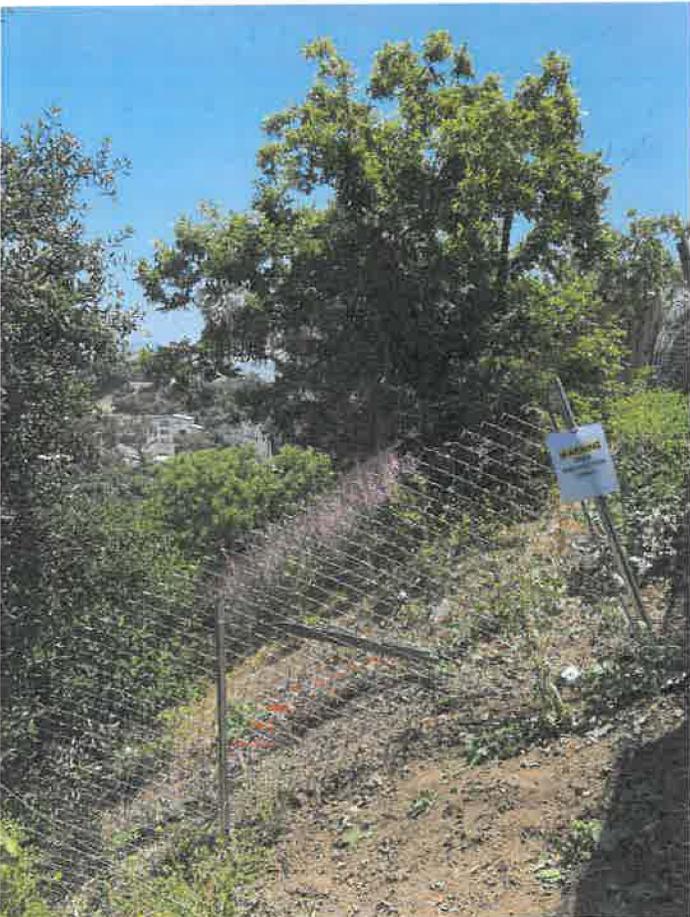
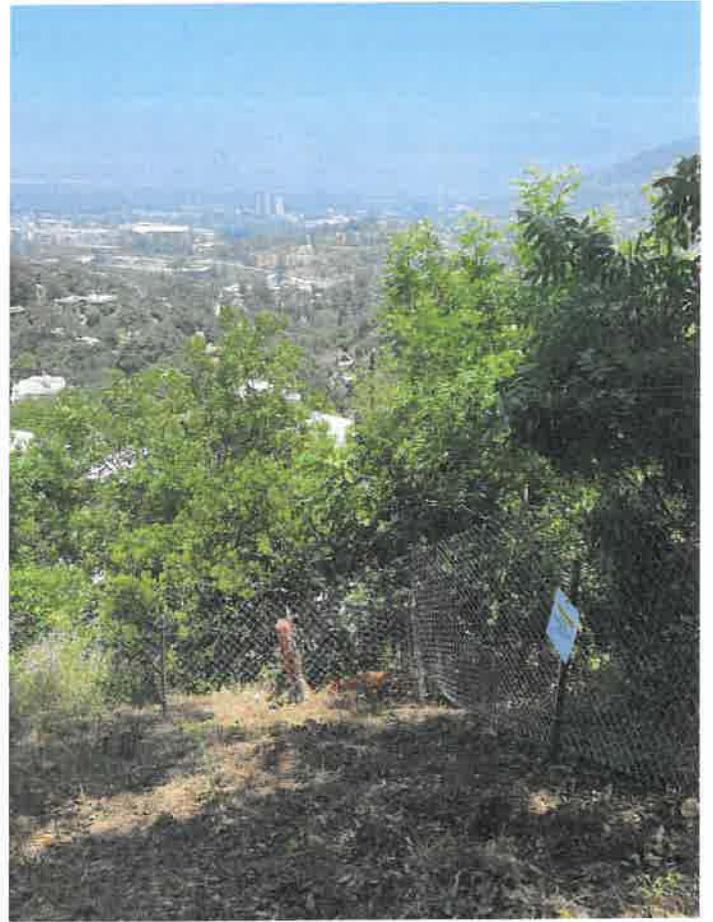


Figure 48: Tree OP48. I took this photo at my June 3, 2021 site visit.

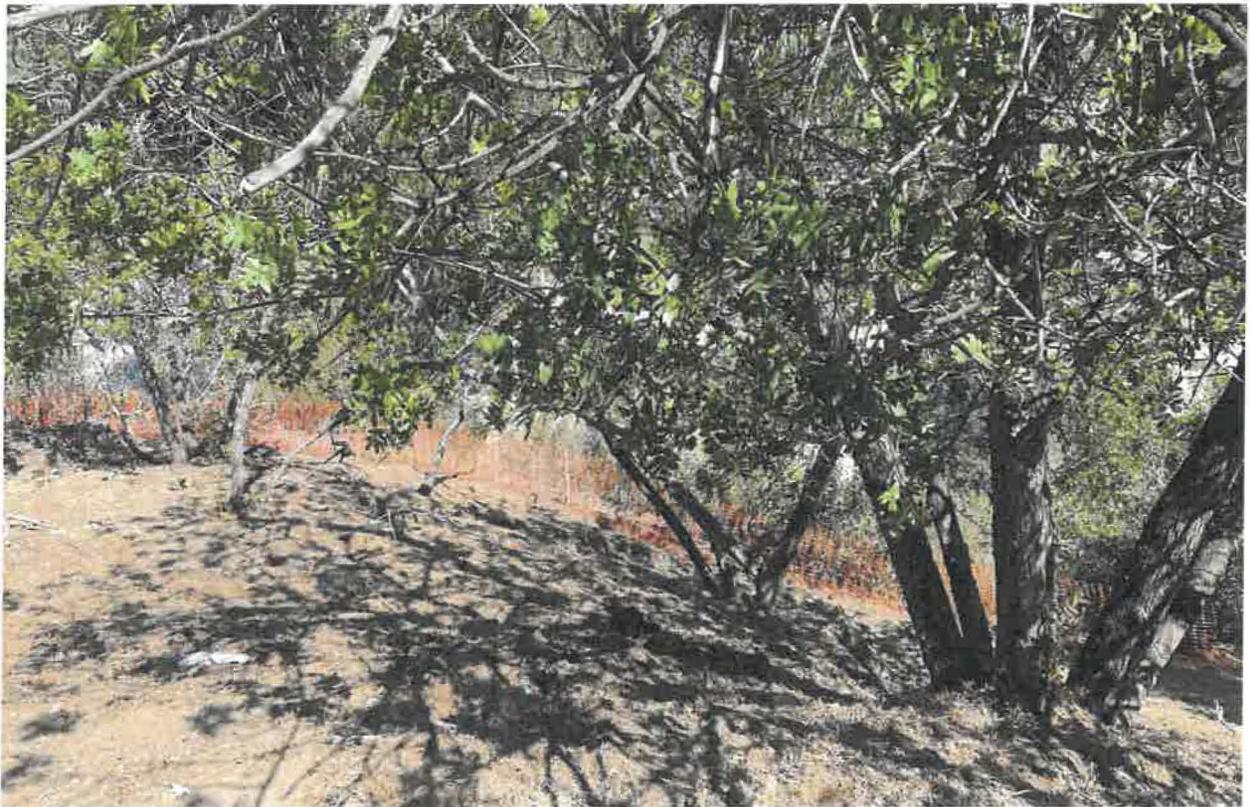
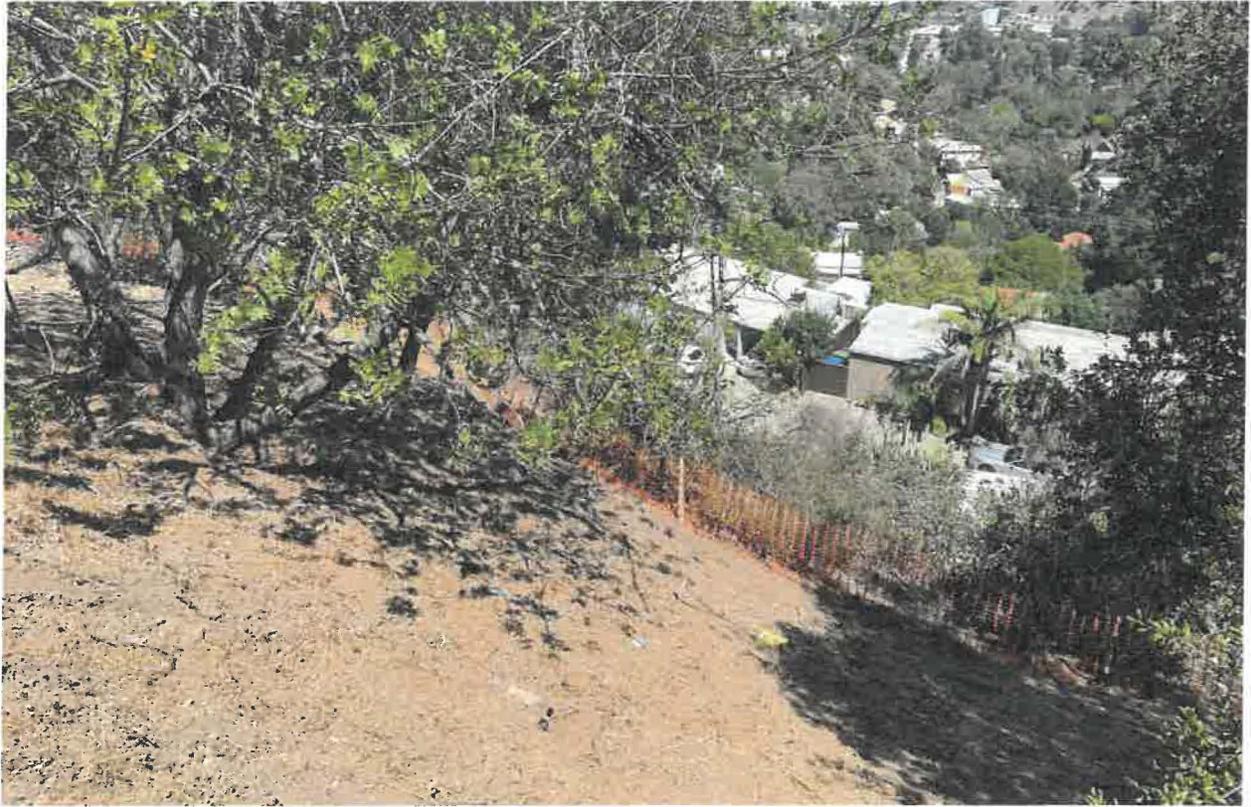
7315 Pyramid Place - Tree Protection Fence
Four Feet Tall Chainlink Fence with Posts Every Ten Feet
Weatherproof Signage "Warning Tree Protection Zone"
Installed June 12, 2024

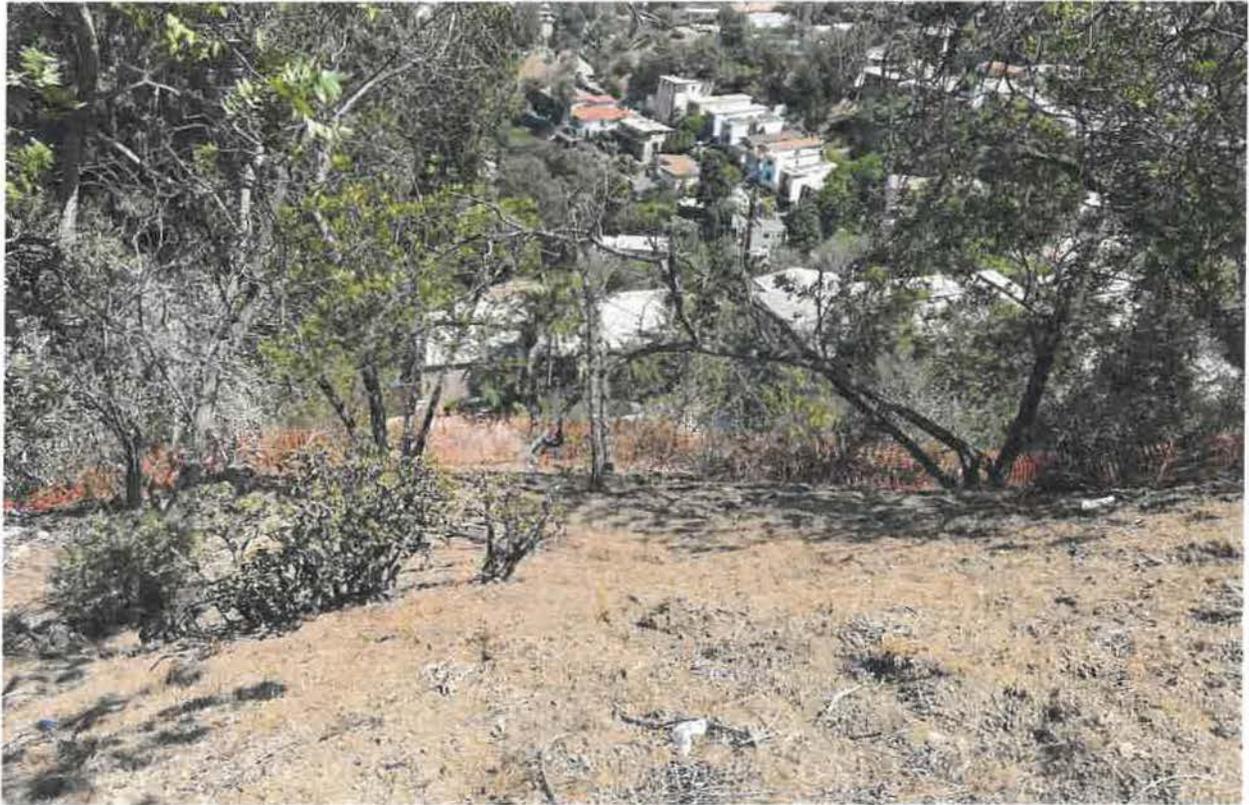


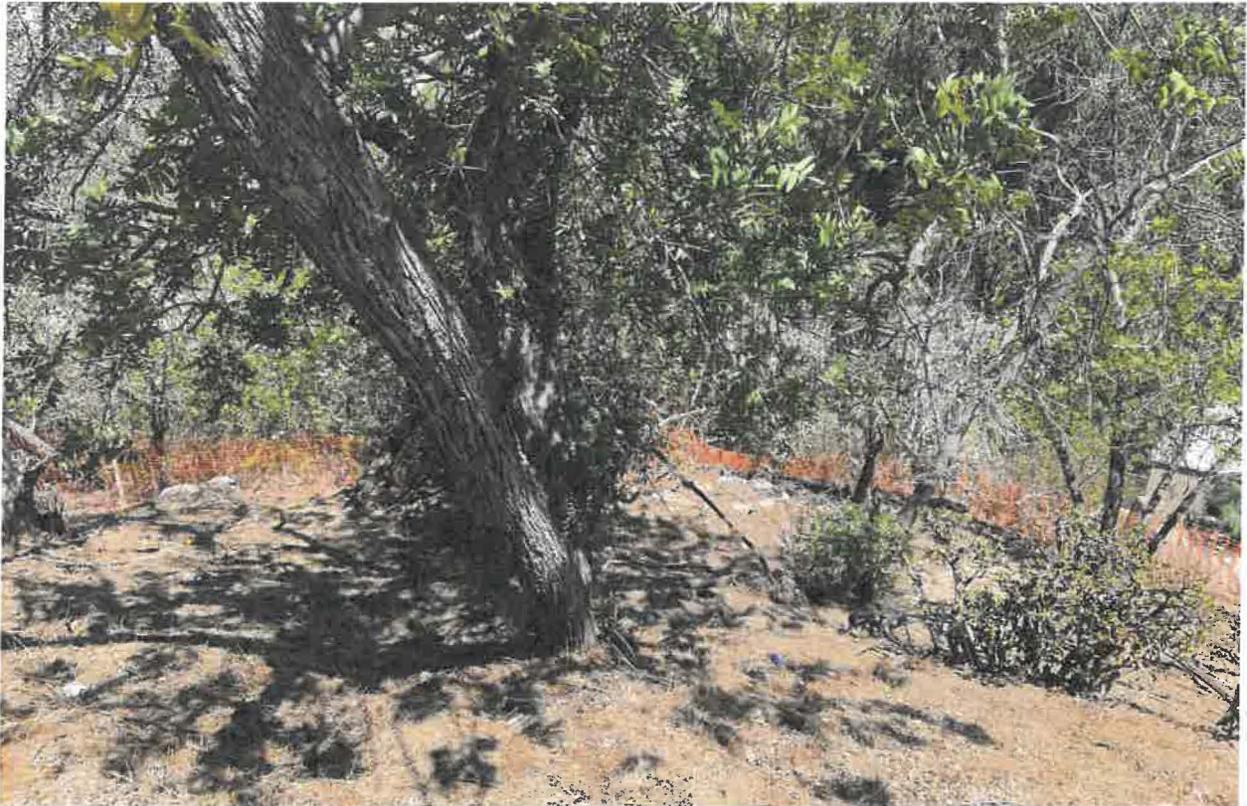


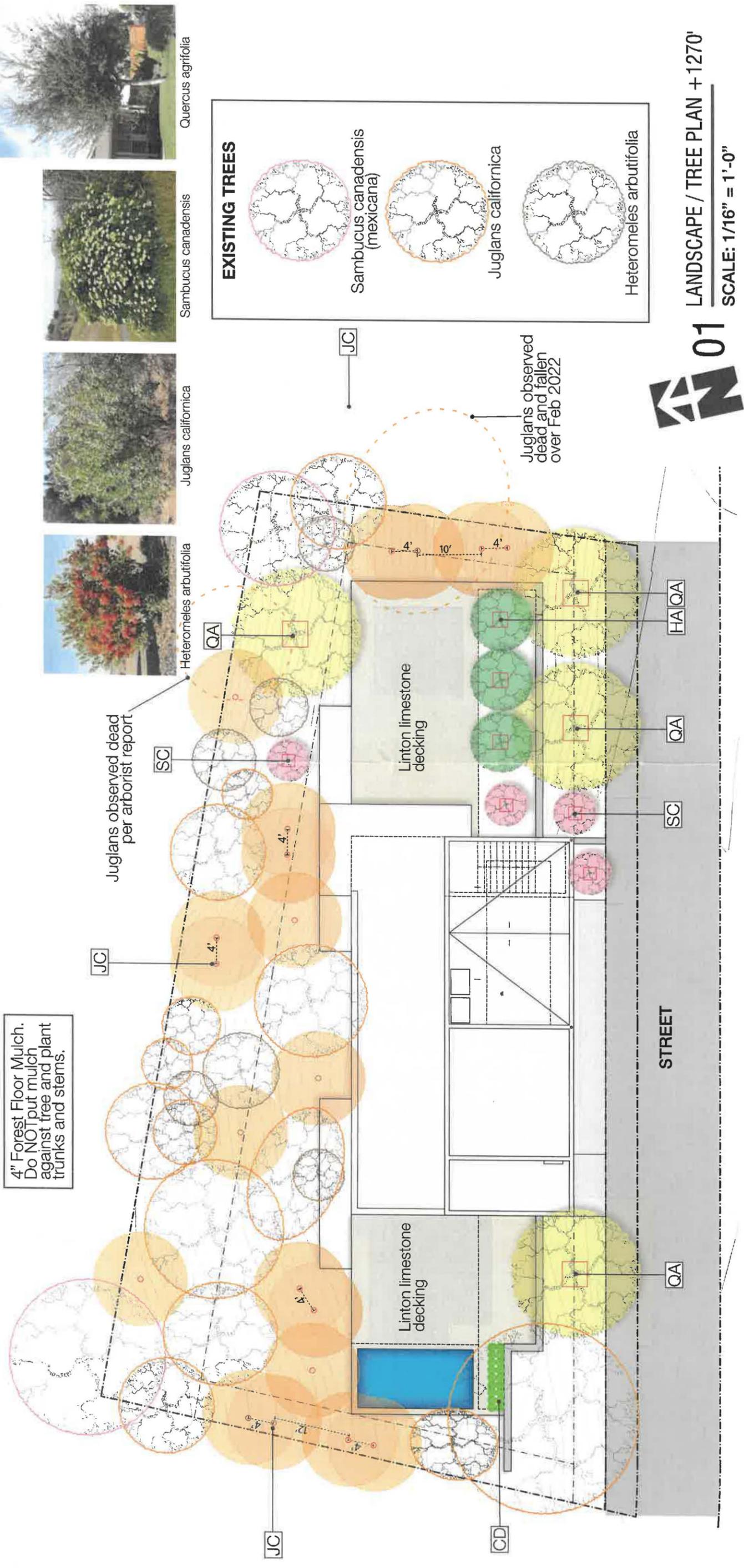












EXISTING TREES

- Sambucus canadensis (mexicana)
- Juglans californica
- Heteromeles arbutifolia



LANDSCAPE / TREE PLAN +1270'
SCALE: 1/16" = 1'-0"

ONSITE MITIGATION TREES		COMMON NAME	CONT SIZE	WUCOLS RATING	HxW MATURITY	SOURCE
TREES	QTY	BOTANICAL NAME				
	3	Heteromeles arbutifolia	24" box	VL	25' x 8-15'	UFEI
	20	Juglans californica	5g	L	30' x 15-30'	UFEI
	4	Quercus agrifolia	48" box	VL	70' x 20-70'	UFEI
	4	Sambucus canadensis (mexicana)	24" box	L	15' x 6-10'	UFEI
PLANT LEGEND	QTY	BOTANICAL NAME	CONT SIZE	WUCOLS RATING	HxW MATURITY	SOURCE
PERENNIAL	18	Carex divulsa	1g	L	1-2' x 1-2'	SMGrowers

4" Forest Floor Mulch. Do NOT put mulch against tree and plant trunks and stems.

Work Information

TRANSMITTAL NO. 4

Work Record 1

Work ID 300792	Project UFD_TBD
Work Order	Work type UFD MyLA311 Service Request
Priority 2_Medium	Work Species MyLA311 Added (MyLA311 Added)
DBH 0	Condition N/A
SR Status Pending	SR Number 1-4505590471
SR Type 311: Tree Permits	SR Subtype Tree Removal
SR Address 7315 W PYRAMID PL, 90046	SR Location
Thomas Bros 593-C1	SR Creation Time 10/12/2023 14:55:54
SR Pending Time 06/25/2024 13:45:25	SR Closed Time
MyLA311 Last Changed By Adrian Alvarez	SR Pending Changed By Integration User (DRG)
SR Field Check N/A	Property Damage N/A
Birds Present	SR Pending (Work Required) Inspected
Constituent Contact No	SR Closed (ONLY Use if Work is Completed)
Status Requested	Requested Date 10/12/2023
Scheduled Date	Completed Date
Work Crew UFD_051 Land Development	Time 0 Hours 0 Minutes
Cost \$0.00	Last Changed By Miguel Ornelas (UFD)
Last Changed Date 6/25/2024	

Comments	
Integration User (DRG) Transaction ID: 2023030093 (Paid) / Ready for review from Albert V - Comment made by Adrian Alvarez	2023-10-25 18:20:04 Guests, Contractors
Integration User (DRG) Request is on hold / Payment pending on hold / Albert and Richards que - Comment made by Adrian Alvarez	2023-10-26 14:42:42 Contractors
Integration User (DRG) PT-Tree removal application received / Transaction ID: 2023030093 (Invoice) = \$805.99 / Pending payment for review - Comment made by Adrian Alvarez	2023-11-02 09:30:05 Guests, Contractors
Bryan Ramirez (UFD) CEQA APPEAL Filed - Planning Case # ZA-2021-10466-ZAD-DRB-SPP-MSP - 7315 W Pyramid Place - APPLICATION PLACED ON HOLD. - B- Ramirez.	2023-11-07 12:18:10 Guests
Bryan Ramirez (UFD) 1-4505590471 - Hello Eric, The tree removal application cannot be processed as it is incomplete. You are required to forward UFD the CEQA document / case# for this for this location. Please obtain further direction from your assigned Planner at the Los Angeles Department of City Planning. regards,	2023-11-21 11:59:00
Miguel Ornelas (UFD) On 5/15/24 at appoxemety 9:30 a.m. an onsite inspection was conducted at 7315 W PYRAMID PL, 90046 to verify the amended PTR, and the condition and quantity of the native trees to be impacted by the proposed project. Please note that a permit was previously issued by RT on 10/13/21 to remove two dead Walnuts (#29 & 31 SR#1-1962262431. Hector mentioned that "Although payment for the pending application (SR# 1-4505590471) has not been received, I would like the location inspected prior to the end of next week as I need to advise on findings as soon as possible in order to prepare for the upcoming PLUM meetings in regards to the pending CEQA appeal". There are a total of seven (7) green native trees proposed for removal as follows, five (5) California black walnut trees, one (1) Mexican elderberry and one (1) coast live oak. The two (2) approved dry tree removals have not been removed. Based on the addendum, two (2) California black walnut trees that were proposed for removal are now being preserved. Trees labeled #47 and #46 are approximately 5 feet from the proposed pool. It is recommended to redesign and shorten the pool or consider creating a Jacuzzi to minimize the impact on both native trees #46 and #47. The hill is very steep from the street, then it flattens out but gets steeper further down. Tree #44 has leaf and bark differences specifically the leaf size, color and arrangement than a southern California black walnut and I concur with the tree expert that this tree is a Northern California black walnut. All of the following native trees were in good condones and alive at the time of inspection. TREE# 37 - California Black Walnut - proposed for removal, impacted by roof deck. TREE# 35 - California Black Walnut - proposed for removal, impacted by roof deck. Poor condition. TREE# 34 - Mexican Elderberry - proposed for removal, impacted by roof deck, and the 2 car uncovered parking area. TREE# 33 - California Black Walnut - proposed for removal, impacted by 2 car uncovered parking area. TREE# 12 - California Black Walnut - proposed for removal, impacted by 2 car uncovered parking area and planter area. It is within the footprints of the proposed house. TREE# 13 - California Black Walnut - proposed for removal, impacted by roof deck, it is within the footprints of the proposed house. TREE# 02 - Coast live oak - proposed for removal, impacted by roof deck, It is within the footprints of the proposed house. Tree protection fence needs to be re-installed. Also, the PTR is inaccurate at this time. They need to update preservation verbiage to every area that mentions trees #47, and #46. TREE# 16 - California Black Walnut - will be preserved, house will encroach 6'.6" within the critical root zone of this tree. Need to install TPZ! One of the preservation site plans that Eric gave me onsite, mentions that a total of 14 EXISITING Southern California black walnut trees will be preserved. It seems like there is one (1) missing on that specific site plan site plan, this missing tree is #47. If so, a total of fifteen (15) EXISITING Southern California black walnut trees would be preserved, including one that is dry. Additionally, tree labeled "OP1" failed. Tree was dead. Photos and all relevant documentation has been archived on tk8#2472953.	2024-05-16 13:57:45

Miguel Ornelas (UFD)

2024-05-30 12:01:46

Per HB, "The applicant is proposing to implement an alternative grading measure that will minimize impact to 2 of 7 walnut trees that were previously identified for removal. The two Walnut trees (#46 & 47) are now to be retained. Required tree replacements will also be reduced; therefore, giving a little more space for the tree replacements. This item is still undergoing the CEQA Appeal and it is unknown if or when the applicant may be cleared to pursue their removal permit. Unless you hear otherwise from me or DCP, the application is on hold until further notice." Attached are copies of the revised PTR, tree location map, and tree replacement plan.

Miguel Ornelas (UFD)

2024-06-25 16:41:26

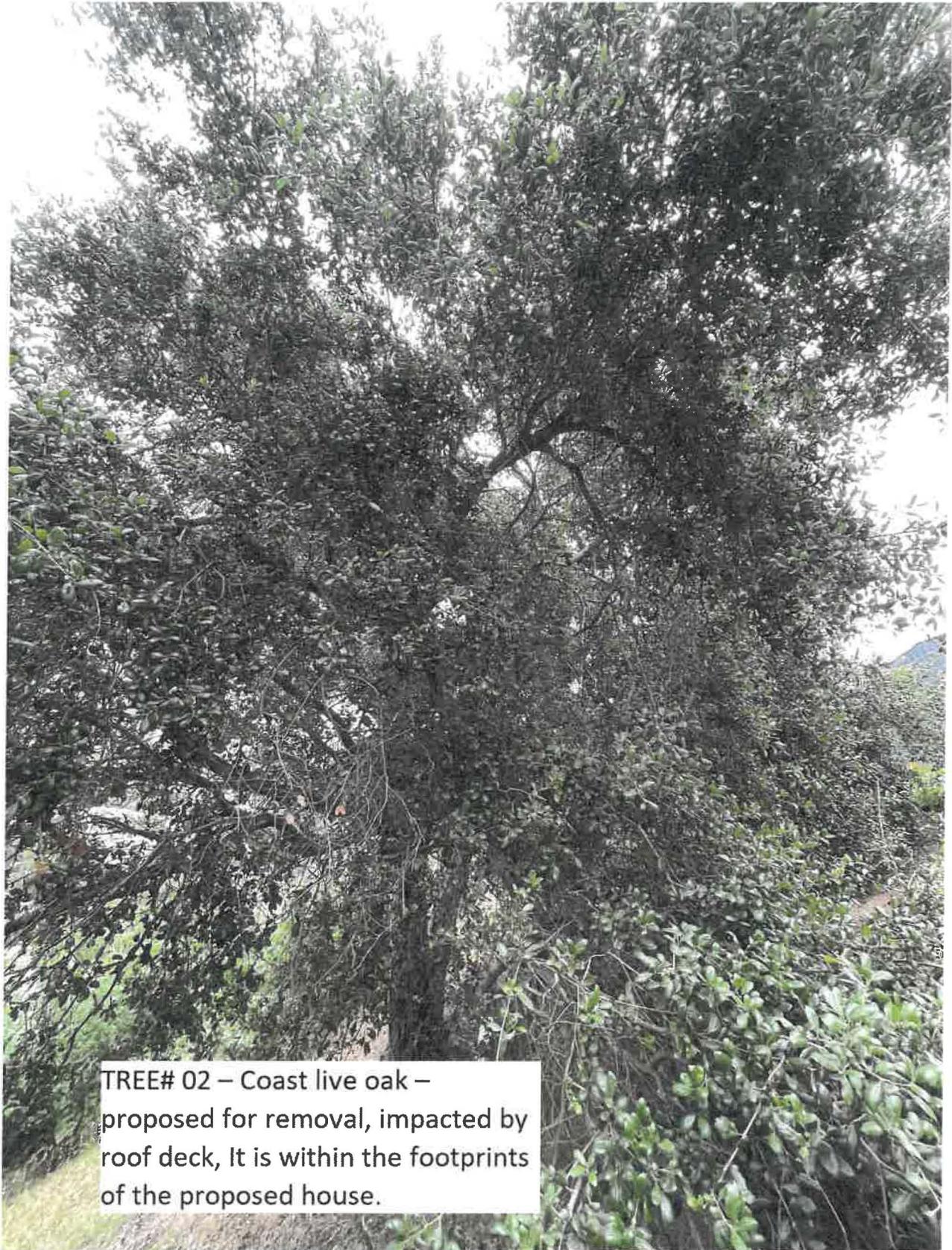
Per Hector Banuelos, it appears the appeal was heard at PLUM and the appellant(s) is/are no longer pursuing the appeal. Pending any changes in the decision from the City, the case appears to be moving forward and UFD will need to move forward with processing this request. There are a total of ten (10) protected native trees proposed for removal for this project. Tree(s) #29, 31 are dead and a permit to remove these trees was previously issued by Ron Tull (1-1962262431). TREE #43 – California Black Walnut – subject tree is dry in a state of irreversible decline. TREE #37 – California Black Walnut – proposed for removal, impacted by roof deck. TREE #35 – California Black Walnut – proposed for removal, impacted by roof deck. Poor condition. TREE #34 – Mexican Elderberry – proposed for removal, impacted by roof deck, and the 2 car uncovered parking area. TREE #33 – California Black Walnut – proposed for removal, impacted by 2 car uncovered parking area. TREE #12 – California Black Walnut – proposed for removal, impacted by 2 car uncovered parking area and planter area. It is within the footprints of the proposed house. TREE #13 – California Black Walnut – proposed for removal, impacted by roof deck, it is within the footprints of the proposed house. TREE #02 – Coast live oak – proposed for removal, impacted by roof deck, It is within the footprints of the proposed house. Additionally, tree labeled "OP1" failed. Tree was dead. Photos and all relevant documentation has been archived on tk8#2472953. The required tree protection zone has been installed around all native trees to the satisfaction of the Urban Forestry Division. The requester has also submitted a revised tree replacement site plan. Take note, protected native tree(s) labeled #47 and #46 (California Black Walnut) were preserved by means of redesigning. Recommendation: Remove the tree and stump for the native tree labeled #2, 12, 13, 29, 31, 33, 34, 35, 37 and 43, as indicated in the submitted protected tree report in order to accommodate the proposed construction. The final approval of the attached tree replacement site plan, determination of applicable fees, and issuance of the tree removal permit is subject to a final review and approval by an Urban Forestry Superintendent. Request has been submitted to the next level review (albert.e.vera@lacity.org).

Miguel Ornelas (UFD)

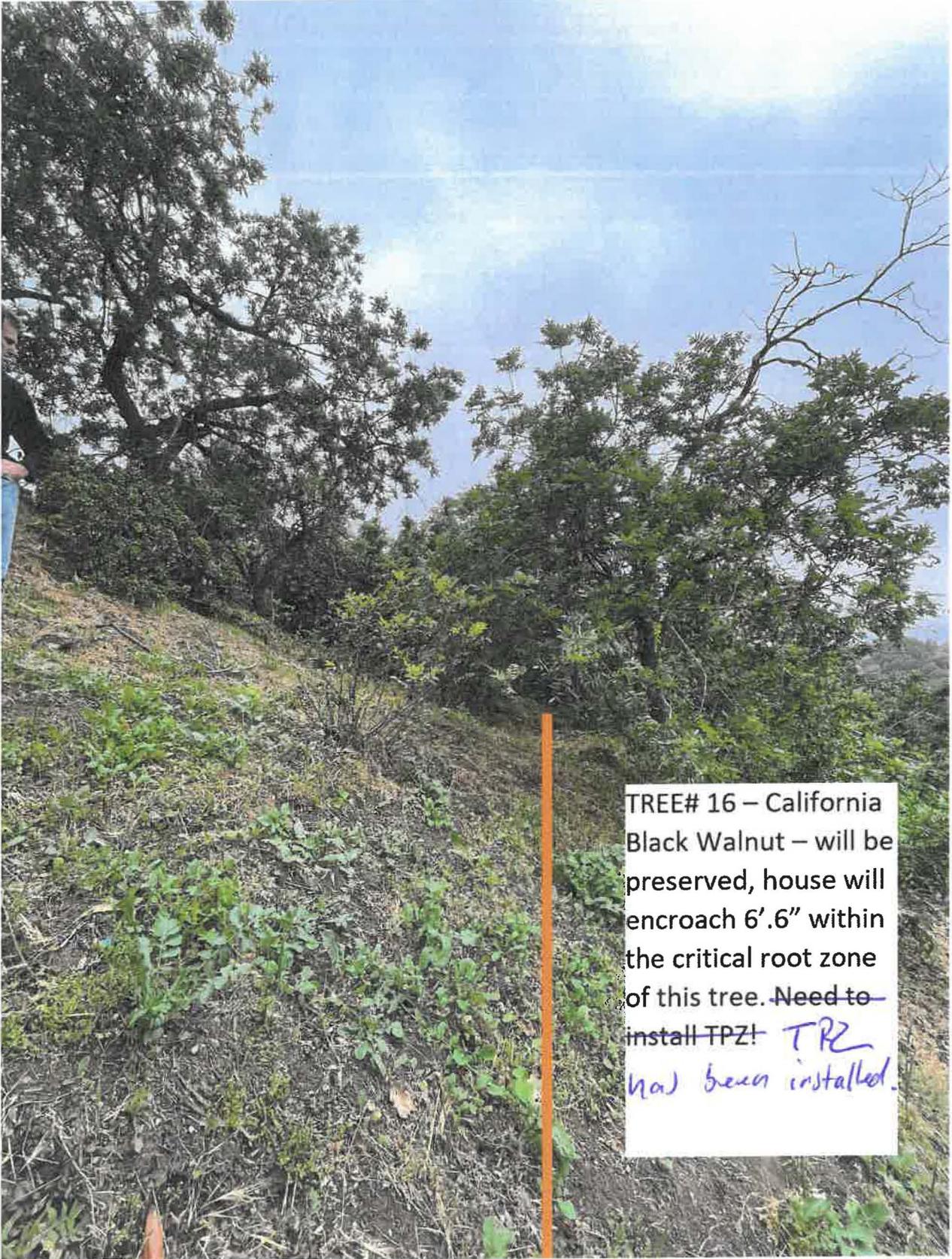
2024-06-25 16:41:26

Inspection complete. Your request has been submitted to the next level review and is currently/actively being reviewed, thank you!

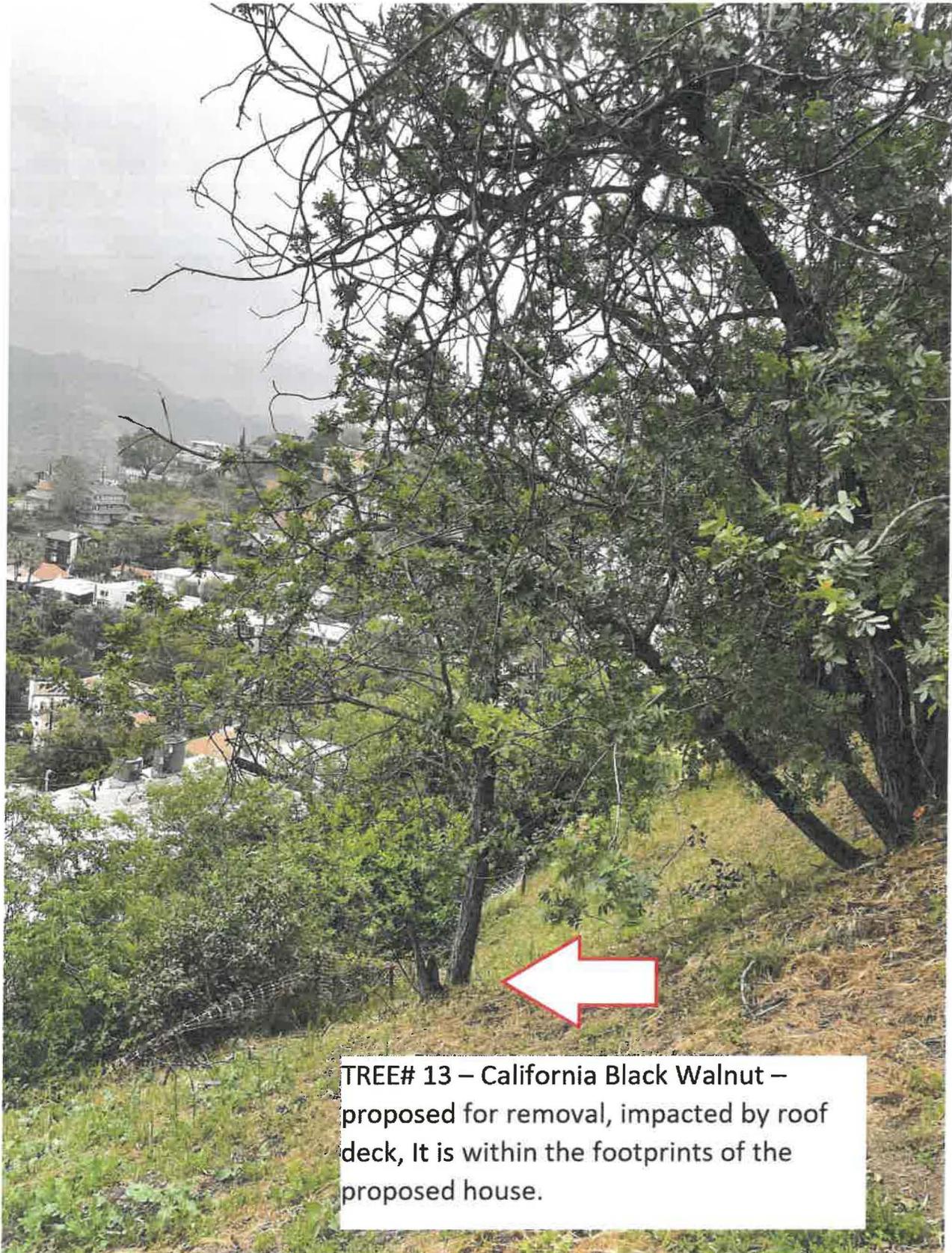
Guests, Contractors



TREE# 02 – Coast live oak – proposed for removal, impacted by roof deck, It is within the footprints of the proposed house.

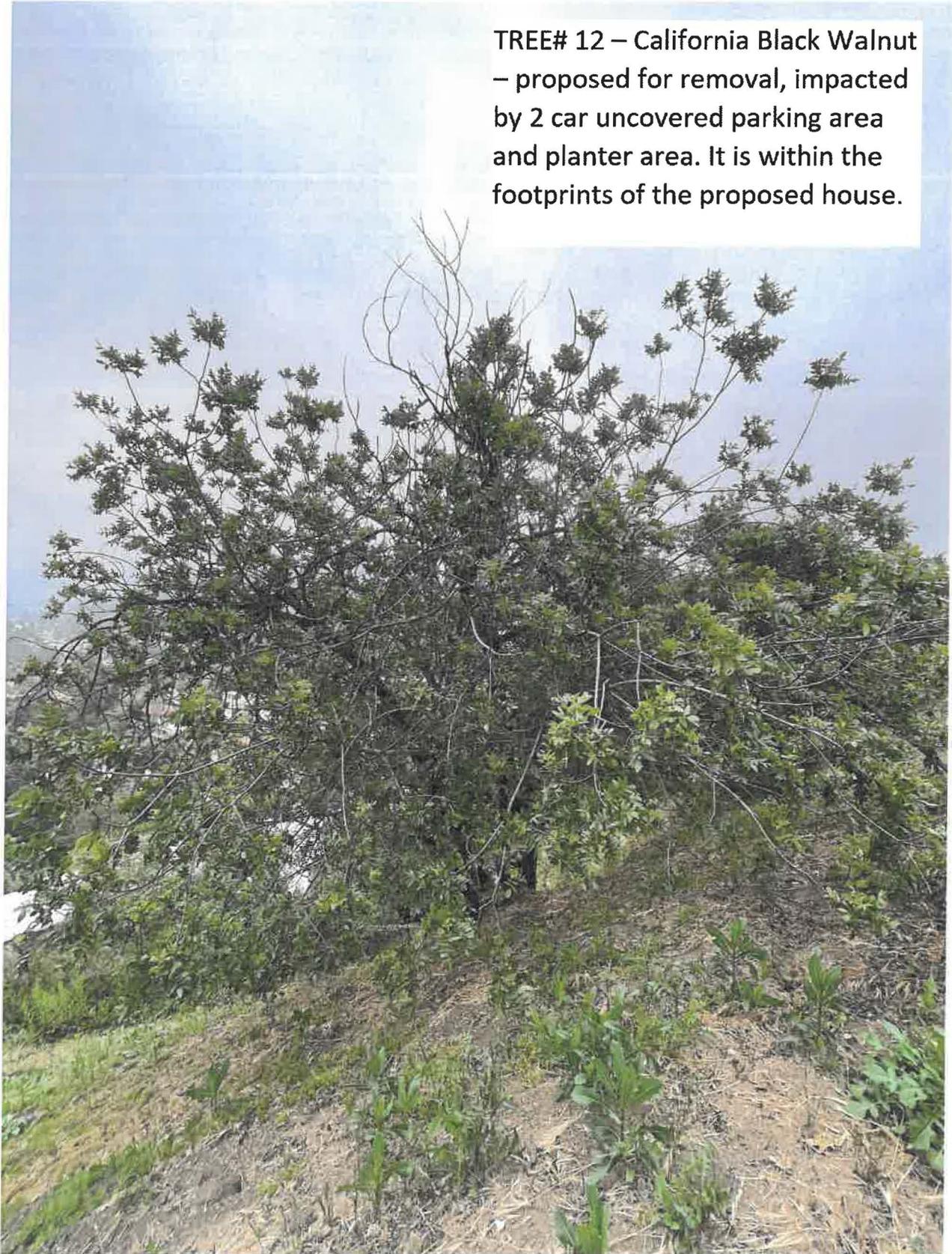


TREE# 16 - California
Black Walnut - will be
preserved, house will
encroach 6'.6" within
the critical root zone
of this tree. Need to
install TPZ! TPZ
has been installed.

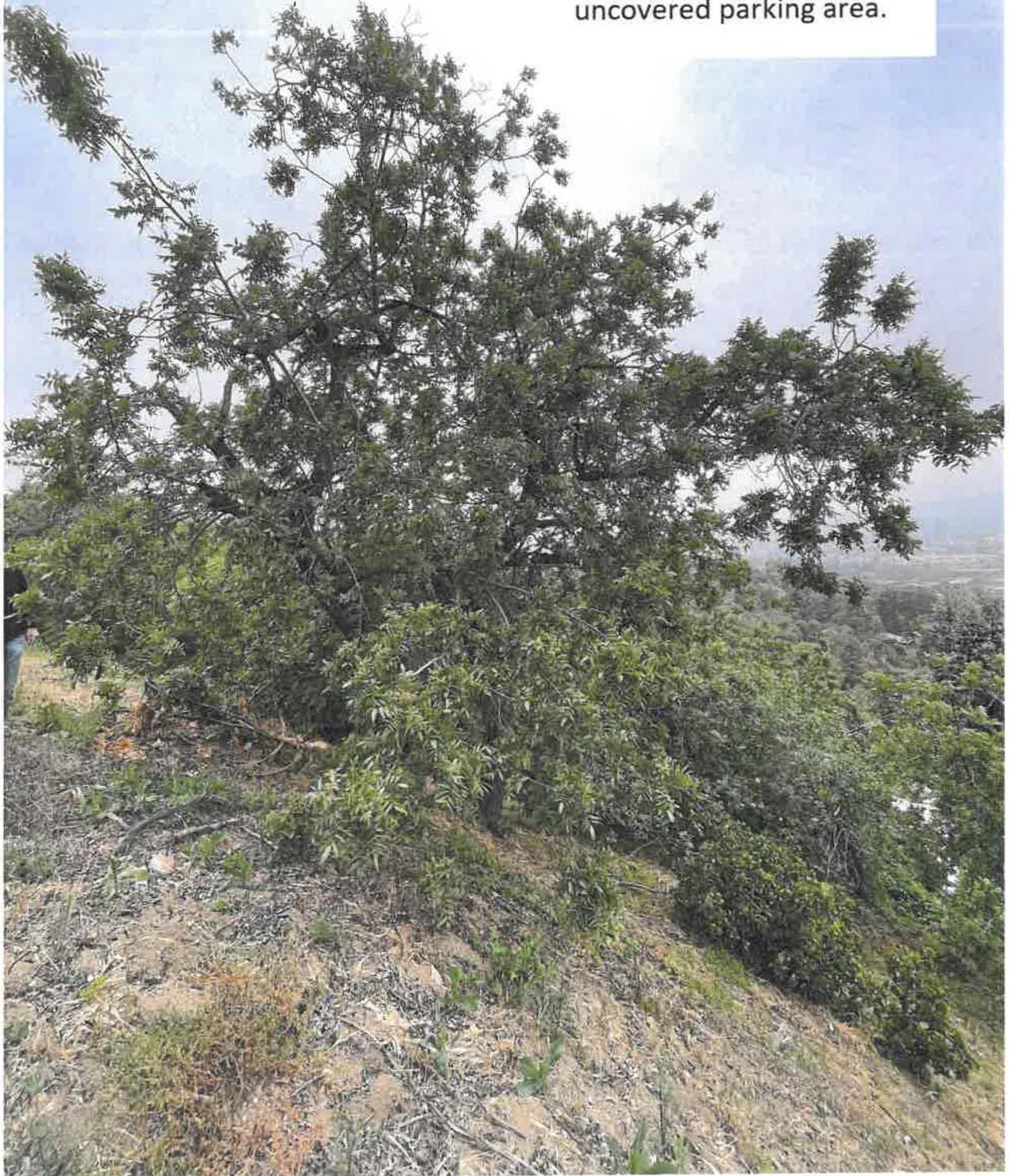


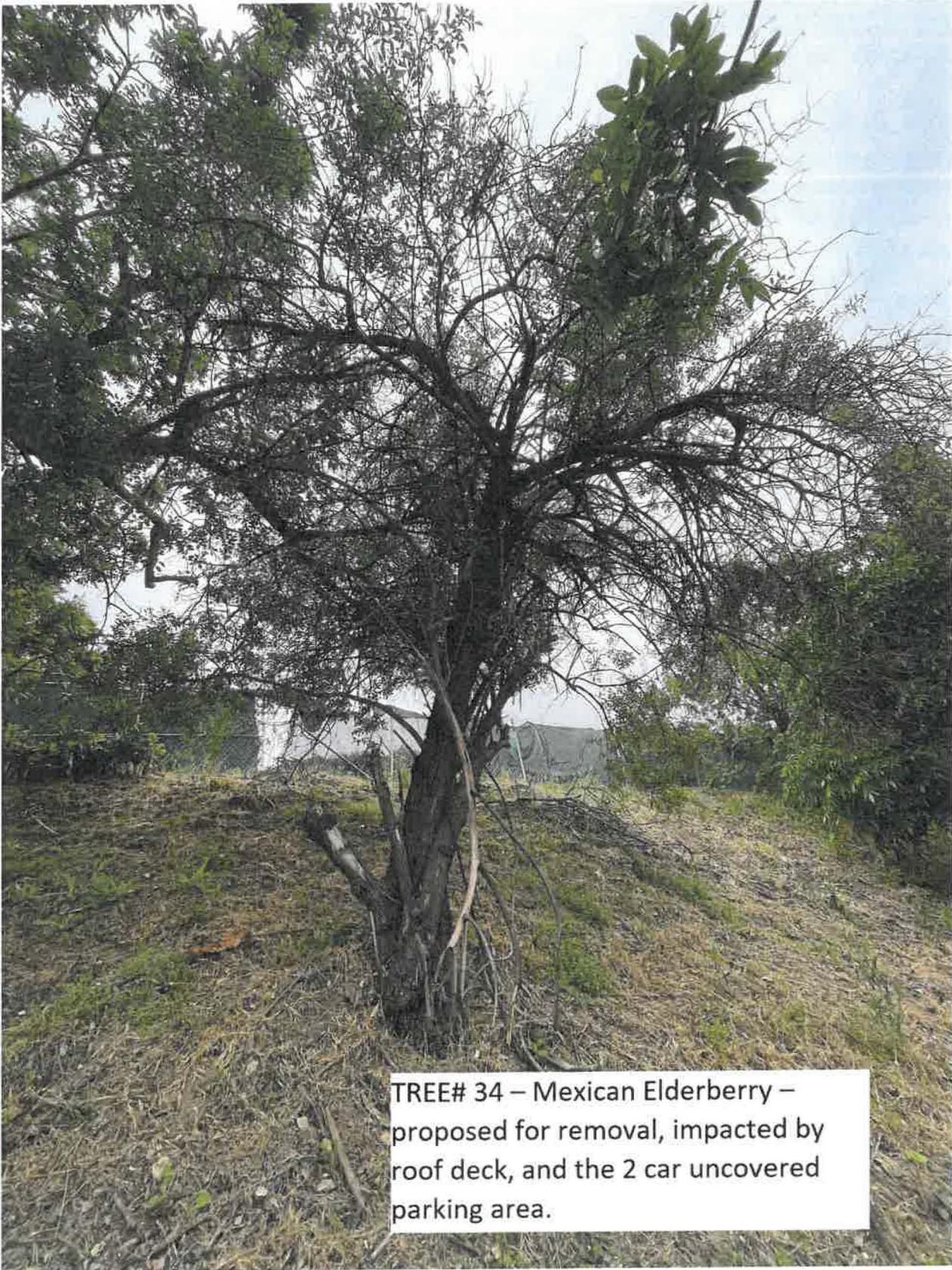
TREE# 13 – California Black Walnut – proposed for removal, impacted by roof deck, It is within the footprints of the proposed house.

**TREE# 12 – California Black Walnut
– proposed for removal, impacted
by 2 car uncovered parking area
and planter area. It is within the
footprints of the proposed house.**



TREE# 33 – California Black Walnut – proposed for removal, impacted by 2 car uncovered parking area.



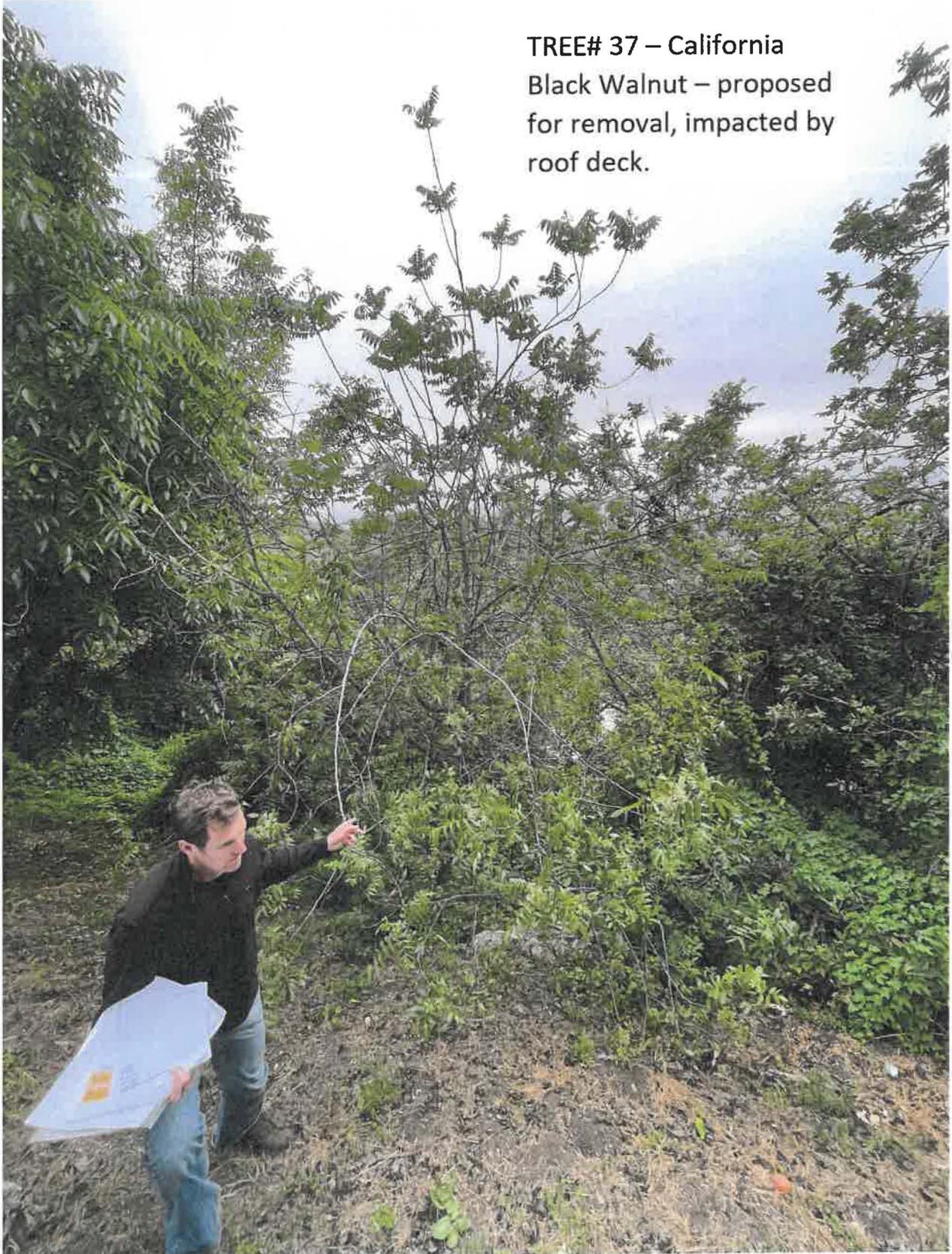


TREE# 34 – Mexican Elderberry –
proposed for removal, impacted by
roof deck, and the 2 car uncovered
parking area.

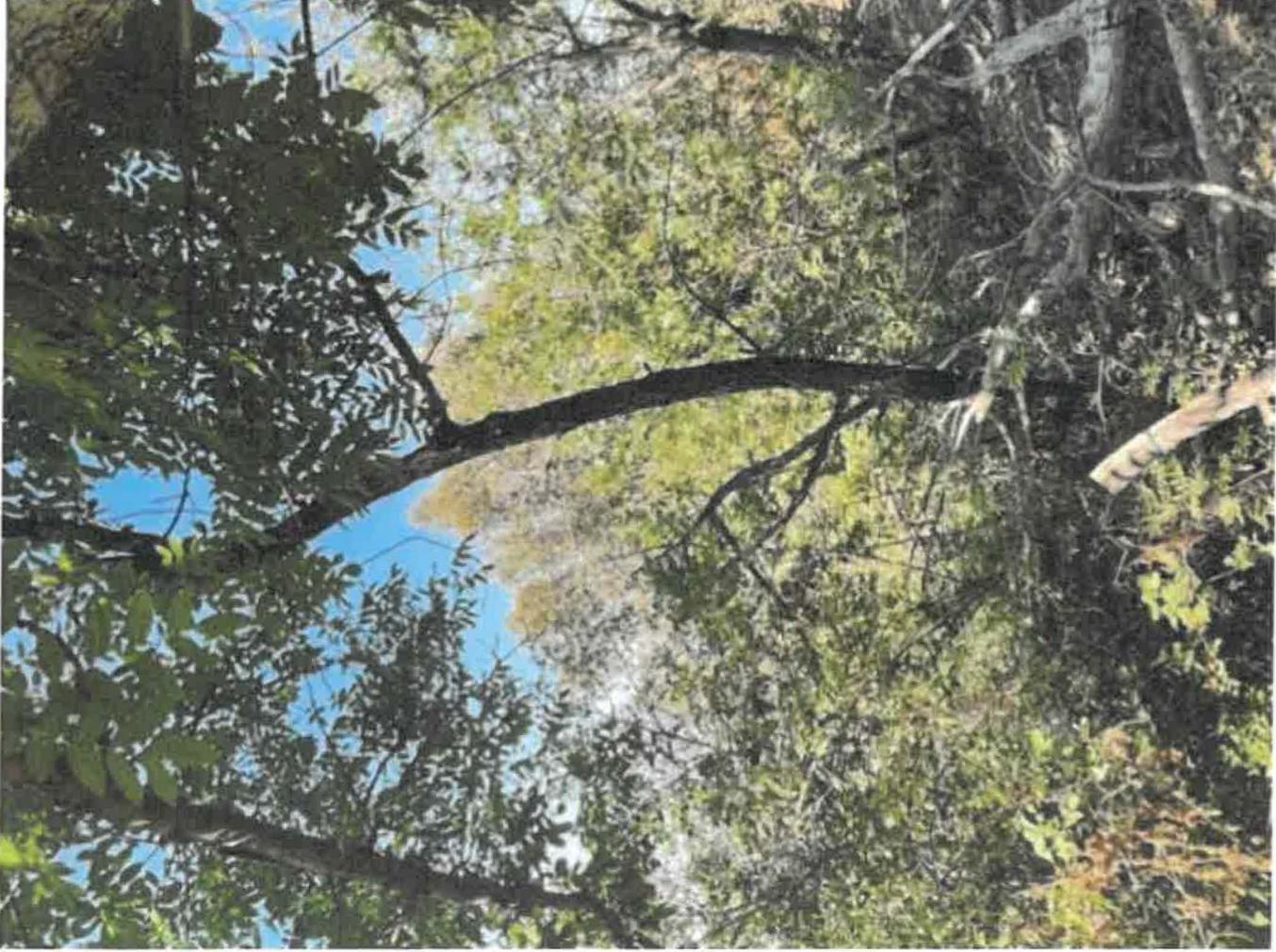


TREE# 35 – California Black Walnut –
proposed for removal, impacted by
roof deck.

**TREE# 37 – California
Black Walnut – proposed
for removal, impacted by
roof deck.**



**TREE #43 – California
Black Walnut – subject
tree is dry in a state of
irreversible decline.**

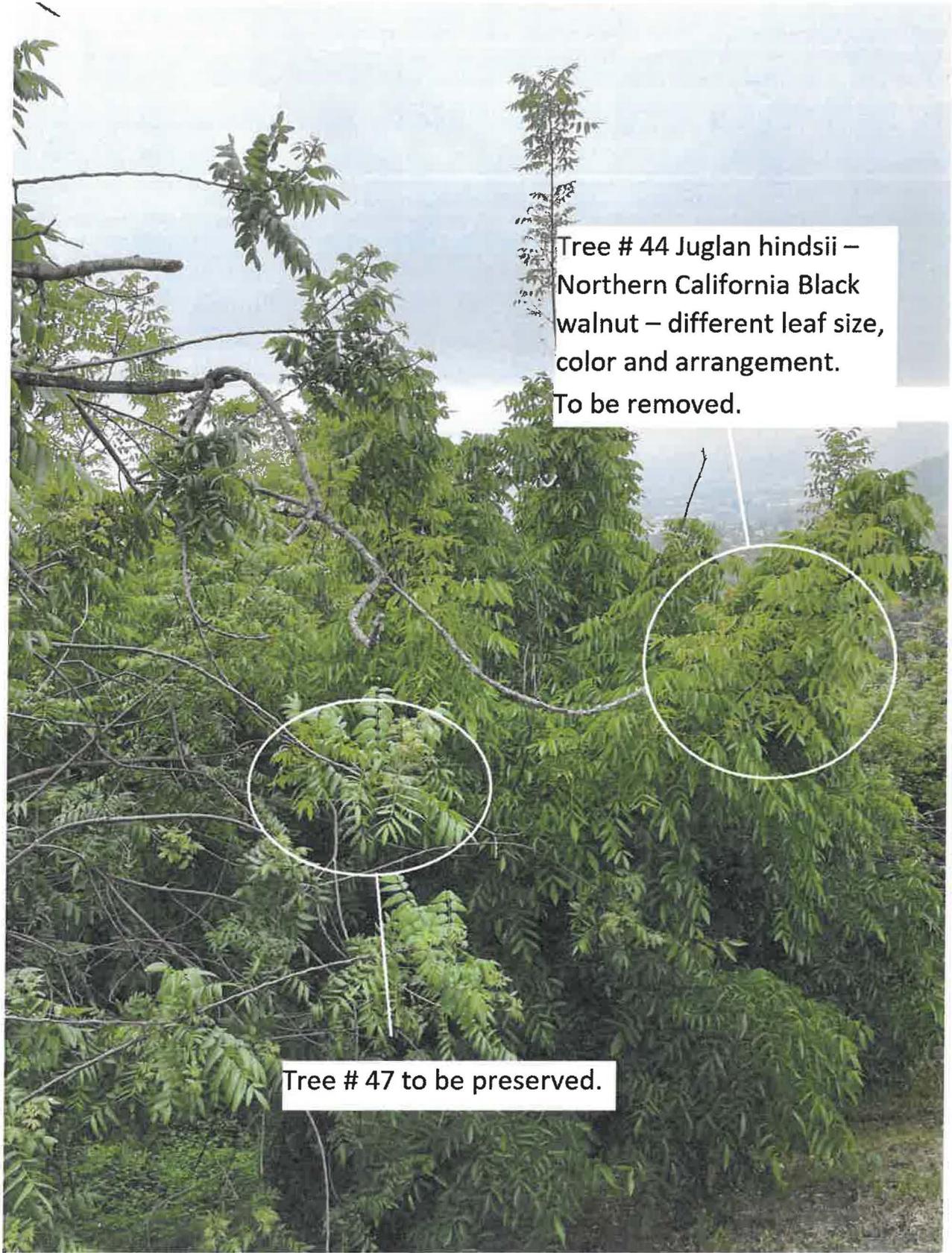




TREE# 46 - California
Black Walnut - It will be
preserved.

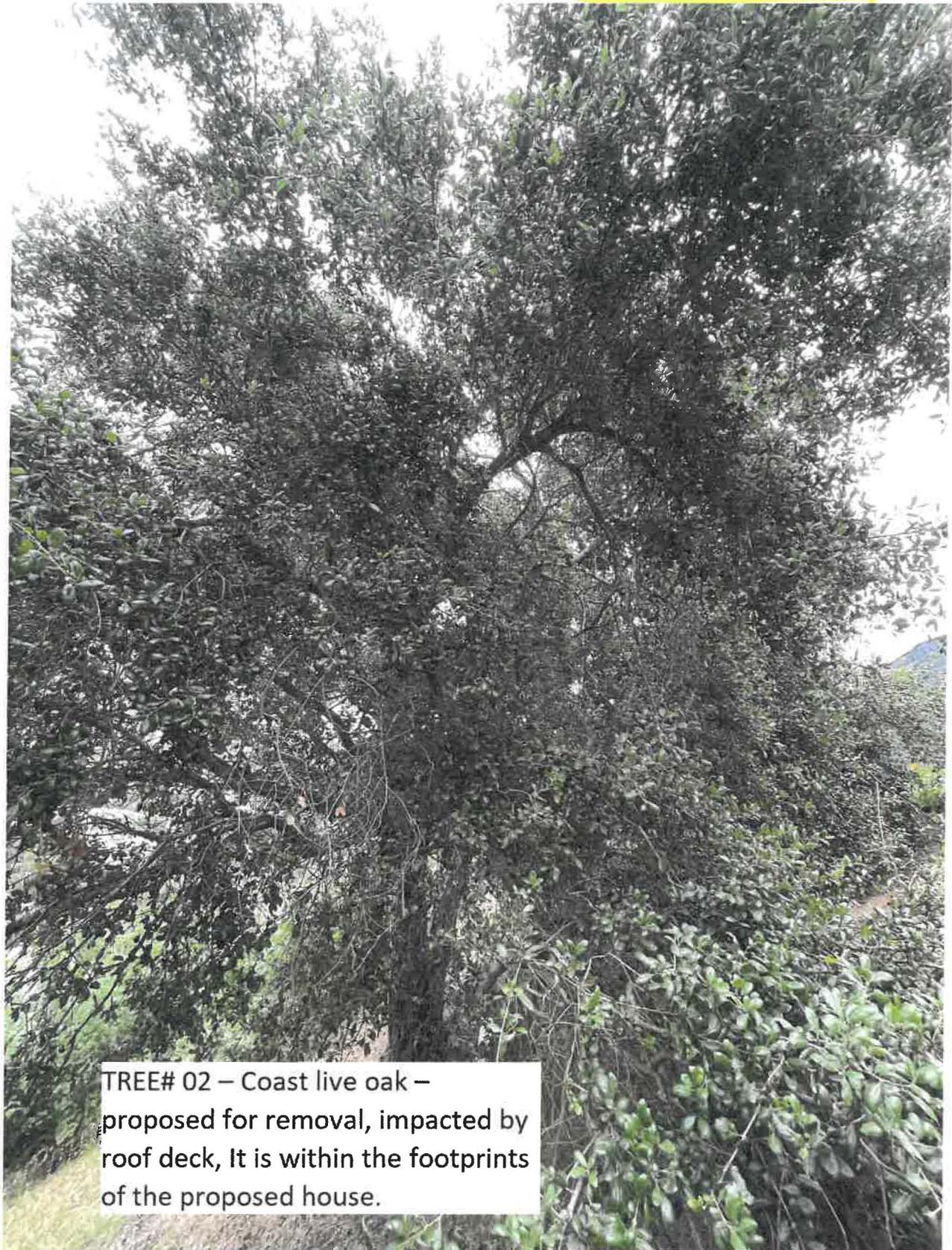
TREE# 47 – California Black Walnut – It will be preserved.





Tree # 44 Juglan hindsii –
Northern California Black
walnut – different leaf size,
color and arrangement.
To be removed.

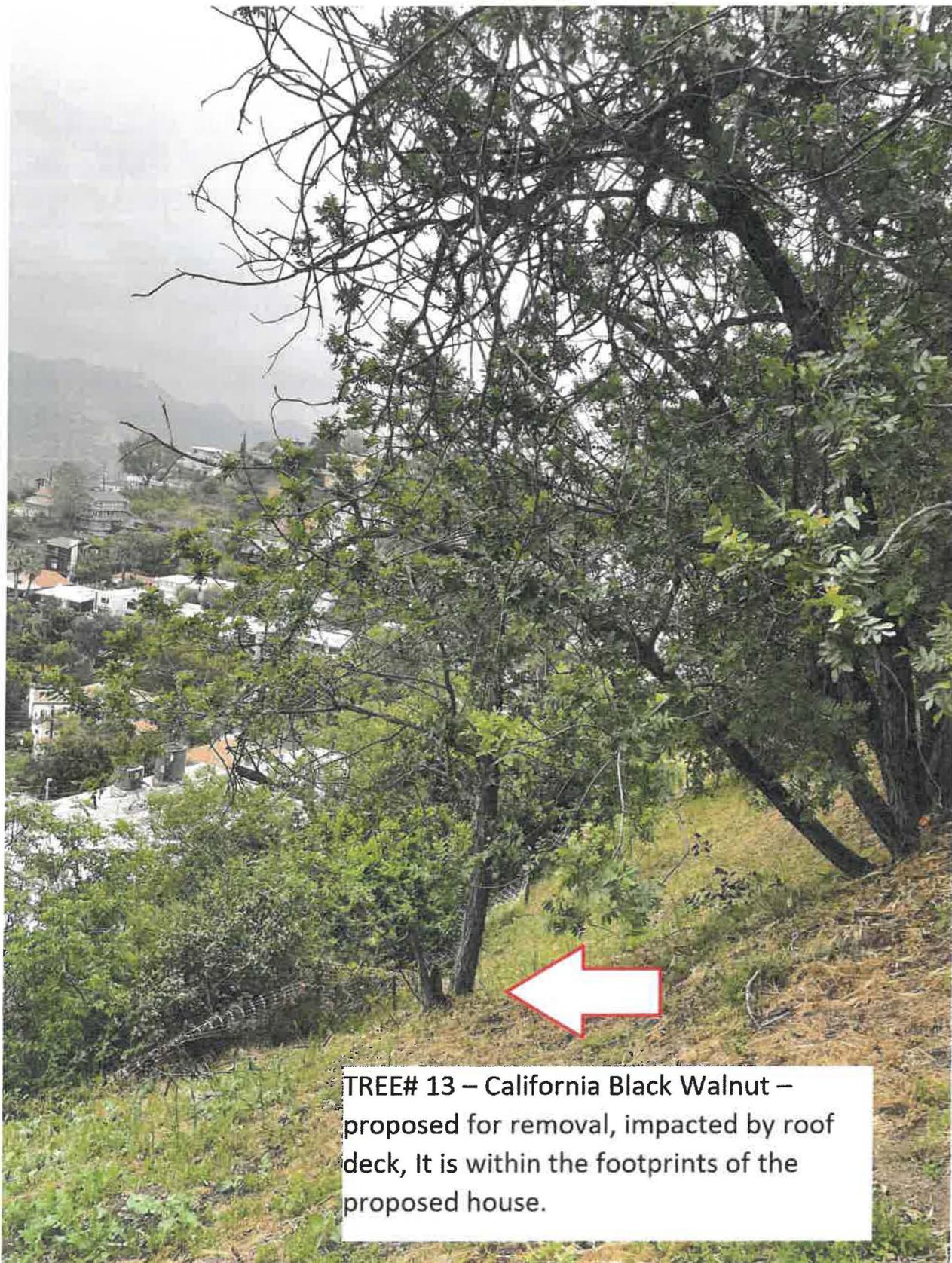
Tree # 47 to be preserved.



TREE# 02 – Coast live oak – proposed for removal, impacted by roof deck, It is within the footprints of the proposed house.

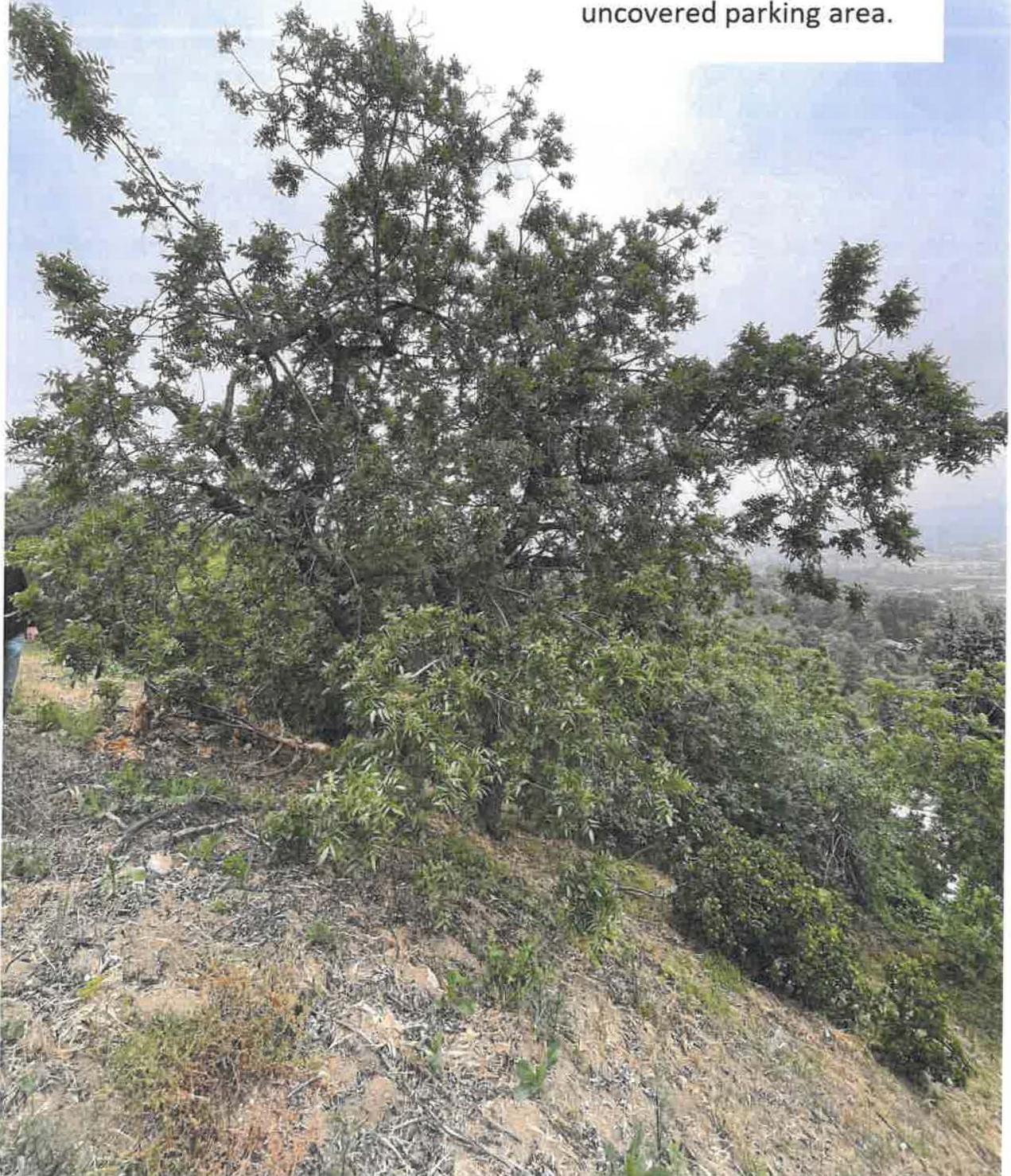
**TREE# 12 – California Black Walnut
– proposed for removal, impacted
by 2 car uncovered parking area
and planter area. It is within the
footprints of the proposed house.**

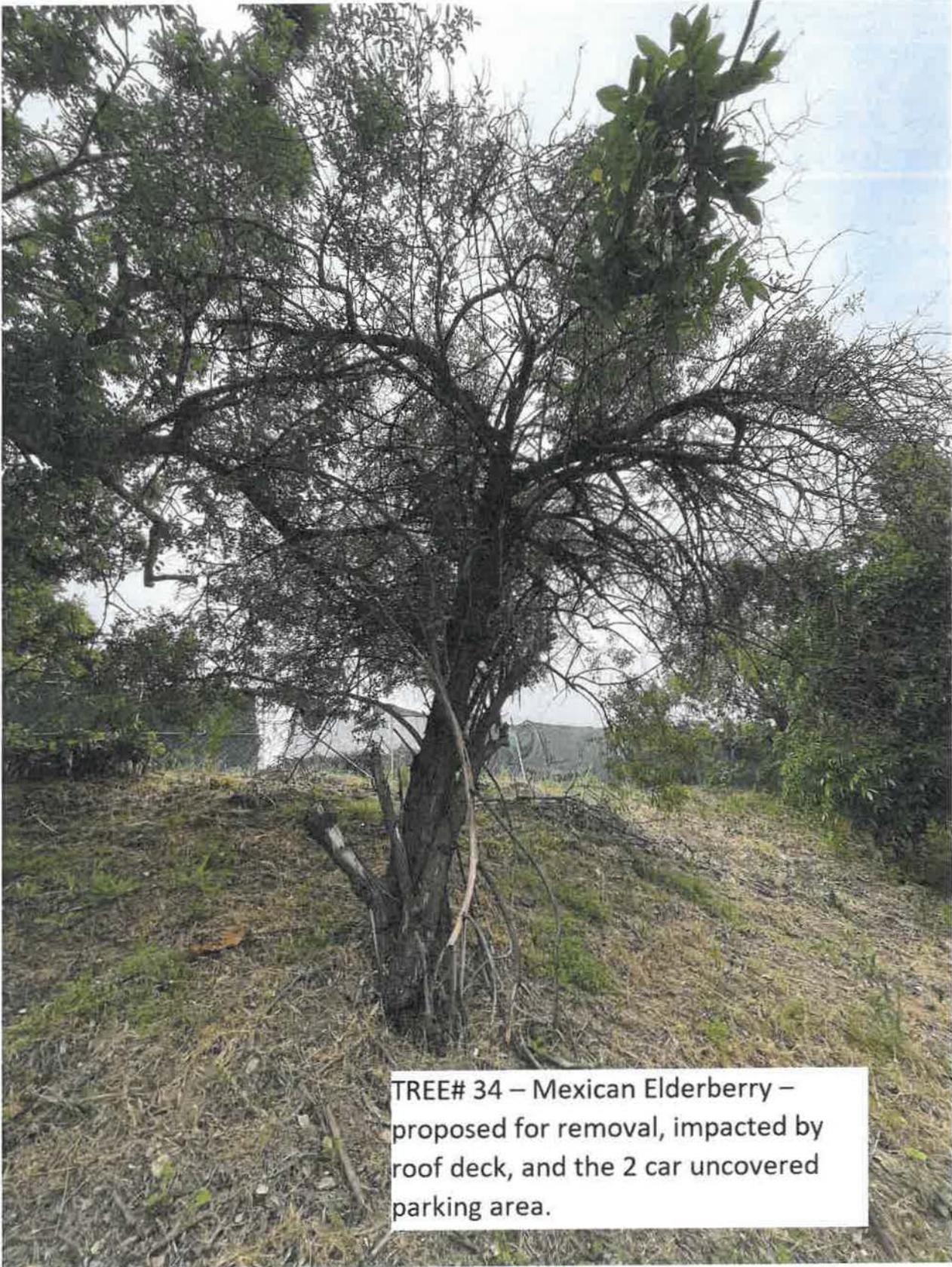




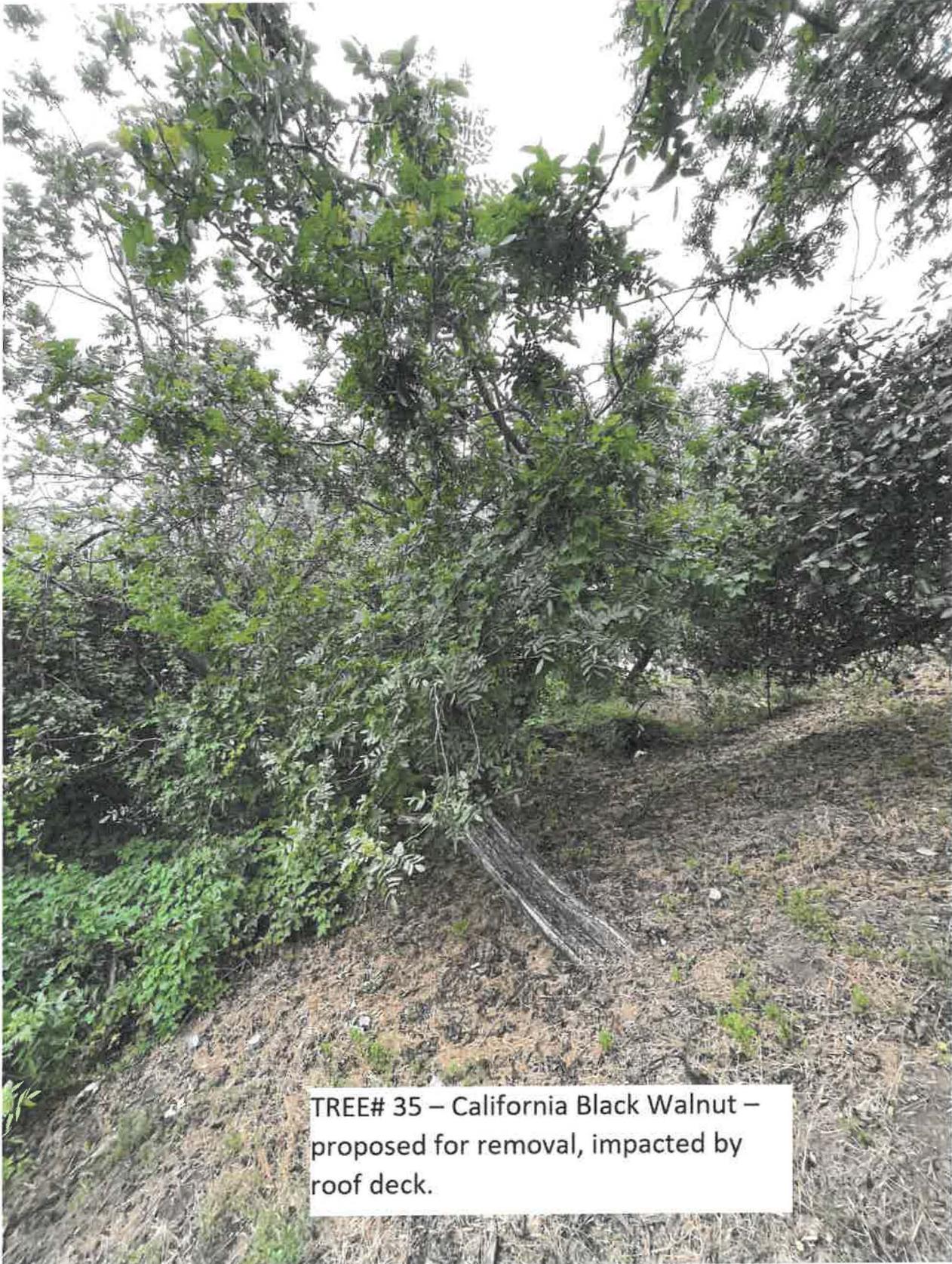
TREE# 13 – California Black Walnut – proposed for removal, impacted by roof deck, It is within the footprints of the proposed house.

TREE# 33 – California Black Walnut – proposed for removal, impacted by 2 car uncovered parking area.



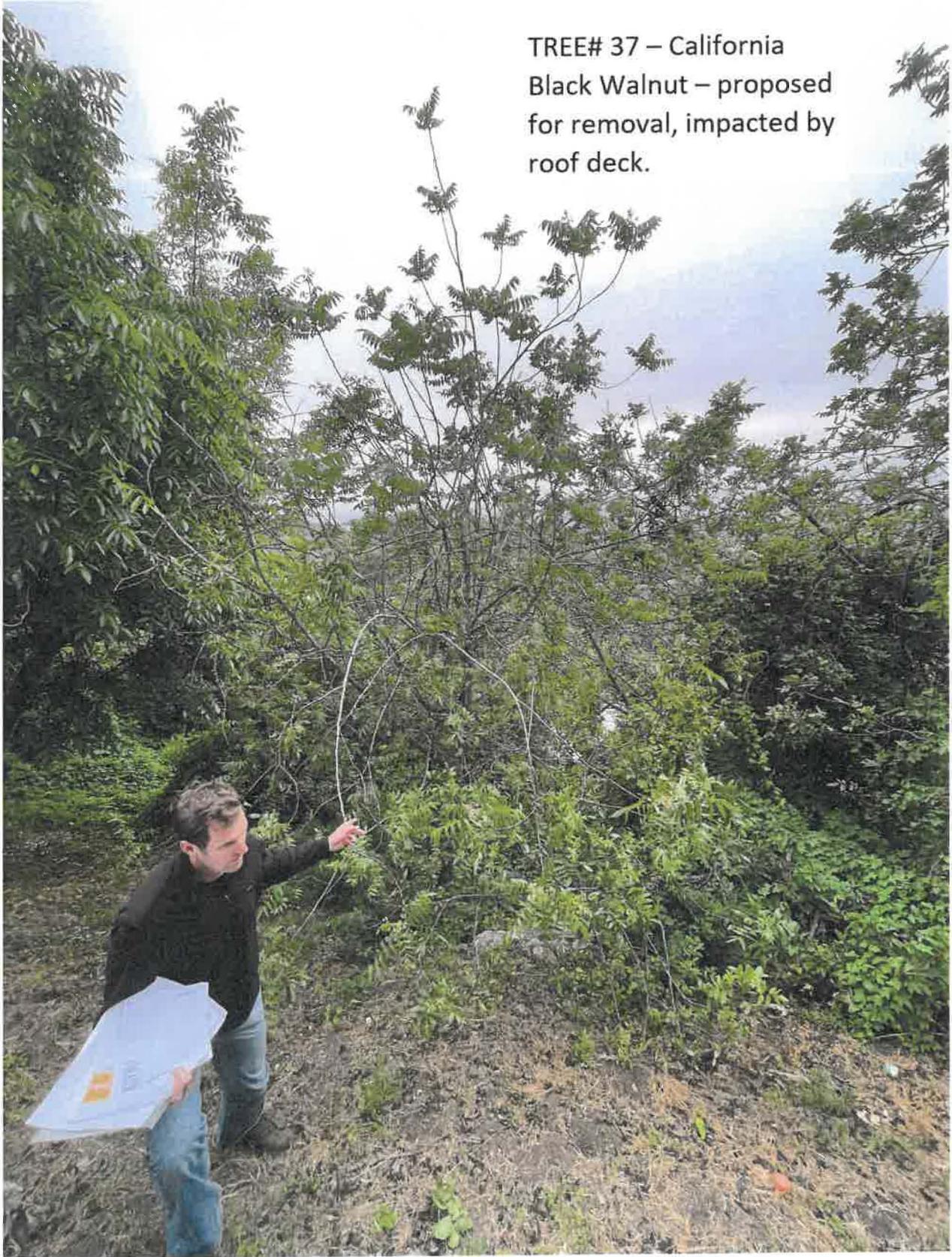


TREE# 34 – Mexican Elderberry – proposed for removal, impacted by roof deck, and the 2 car uncovered parking area.

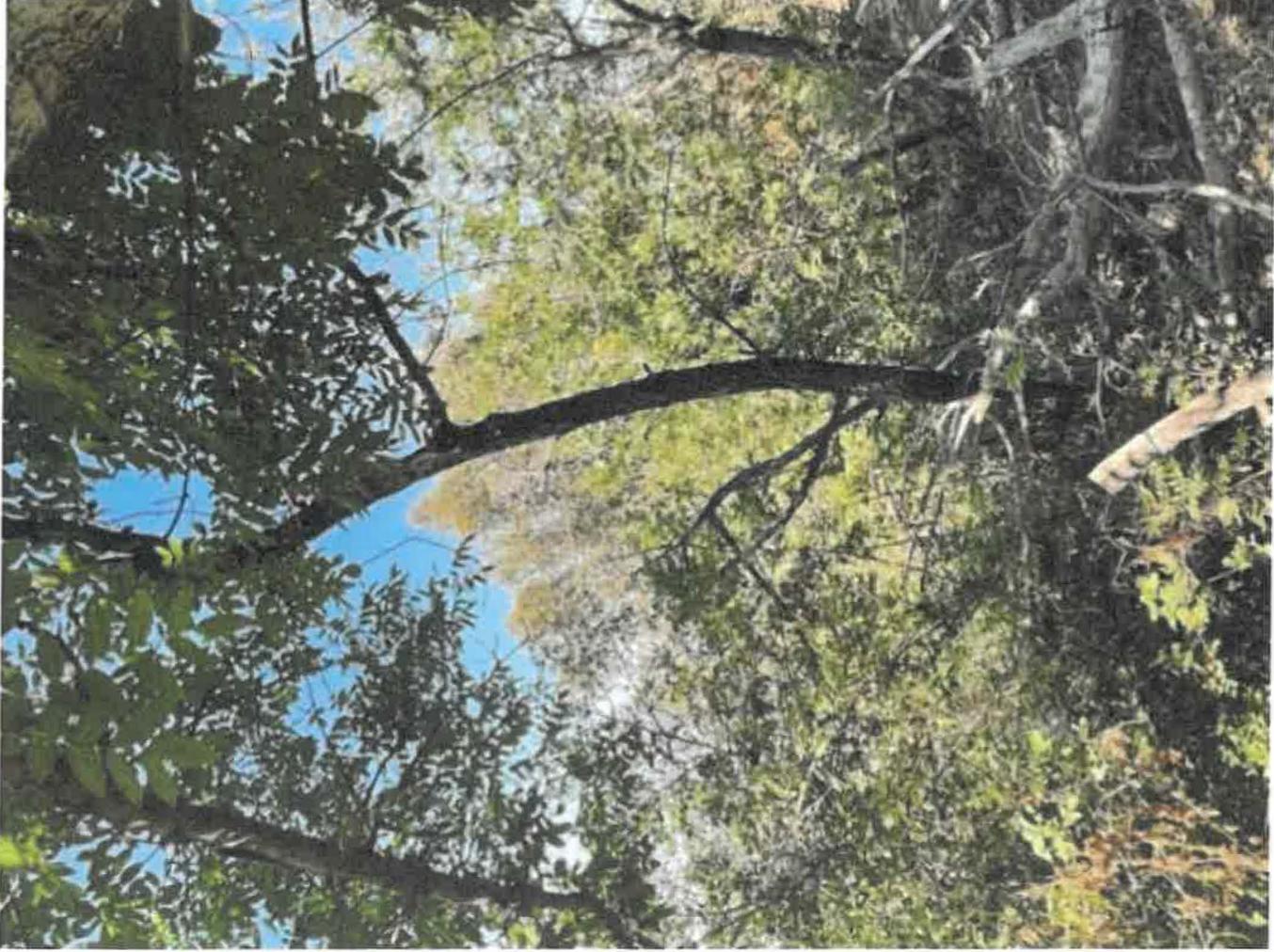


TREE# 35 – California Black Walnut – proposed for removal, impacted by roof deck.

TREE# 37 – California
Black Walnut – proposed
for removal, impacted by
roof deck.



**TREE #43 – California
Black Walnut – subject
tree is dry in a state of
irreversible decline.**



DEPARTMENT OF
CITY PLANNING
COMMISSION OFFICE
(213) 978-1300
CITY PLANNING COMMISSION
MONIQUE LAWSHE
PRESIDENT
EUZABETH ZAMORA
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CALIFORNIA



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HAYDEE URITA-LOPEZ
DEPUTY DIRECTOR

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DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

REVISED JUSTIFICATION PER JUNE 4, 2024 FOR PROJECT EXEMPTION CASE NO. ENV-2021-10561- CE-2A

PROJECT ADDRESS:

7315-7321 West Pyramid Place

REVISED JUSTIFICATION FOR PROJECT EXEMPTION:

The City of Los Angeles determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15303, Class 3(a), and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the following:

REVISED PROJECT DESCRIPTION:

The construction of a new, 3,765 square-foot, three (3)-story, single-family residence, and an attached 380 square-foot, two (2)-car garage at street level. The project includes no additional square footage in basement or porch/patio/breezeway area. The project includes 1,006 square-feet of hardscape, a swimming pool, spa and two retaining walls attached to the house foundation. The proposed structure totals approximately 3,765 gross square feet, of which 3,565 square feet is Residential Floor Area. The proposed project's maximum building height is 28 feet. The project is in the Inner Corridor, subject to the Baseline Hillside Ordinance adopted on March 17, 2017, and on an approximately 10,758 square-foot vacant lot. The building pad is upslope of the Mulholland Drive right-of-way and is visible from Mulholland Drive. Per an Arborist Tree Report prepared by James Komen, updated on August 31, 2021 and on May 26, 2024, the project proposes the removal of 10 protected trees including eight walnut trees (three of which are dead), one oak tree, and one elderberry shrub and five non-protected significant trees.

The project requires 746 cubic yards of cut, 186 cubic yards of fill, 0 cubic yards of import and 560 cubic yards of export.

CEQA DETERMINATION - CLASS 3 CATEGORY 3(A) CATEGORICAL EXEMPTION APPLIES

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure; (a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

As a project which is characterized as the construction of a Single-Family residence, the project qualifies for a Categorical Exemption under City CEQA Guidelines, Article 19, Section 1, Class 3 and Section 3.

CEQA SECTION 15300.2: EXCEPTIONS TO THE USE OF CATEGORICAL EXEMPTIONS

The City has further considered whether the proposed project is subject to any of the six exceptions (listed as a-f) set forth in State CEQA Guidelines Section 15300.2, that would prohibit the use of any categorical exemption. None of the exceptions are triggered for the following reasons:

- A. **Location.** *Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located. A project that is ordinarily insignificant in its effect on the environment may in a particularly sensitive environment be significant. Therefore, these classes may not be utilized where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

Based on a review of the data reported on the Department of City Planning's (Zone Information and Map Access System (ZIMAS) for the subject property, the site is not located within an Airport Hazard Zone, Coastal Zone, Farmland Area, Flood Area, Methane Hazard Site, High Wind Velocity Area, Oil Well Area, Liquefaction Area, or Preliminary Fault Rupture Study Area.

The site is located within a Very High Fire Hazard Severity Zone, a Landslide Area, and a Special Grading Area (Bureau of Engineering Basic Grid Map A-13372). The project site is located within the Hollywood Fault Zone but is not located within the Alquist-Priolo Fault Zone.

While the subject site is located within a Hillside Area, Very High Fire Hazard Severity Zone, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles require the maintenance of defensible space as outlined in Government Code 51175 – 51189 and require the use of materials and construction methods for exterior wildfire exposure protection contained in the California Building Standards Code.

Additionally, while the subject site is located within a Landslide Area, specific RCMs in the City of Los Angeles regulate the grading and construction of projects in these particular types of "sensitive" locations and will reduce any potential impacts to less than significant. Regulatory Compliance Measures include the submittal of a Geology and Soils Report to the Los Angeles Department of Building and Safety (LADBS), and the issuance of a Geology and Soils Report Approval Letter, which details conditions of approval which must

be followed. In addition, the RCMs require that design and construction of the building must conform to the California Building Code.

These RCMs are enforced by the Los Angeles Fire Department, and the Department of Building and Safety, and will reduce any impacts from the specific environment on the project.

An Arborist Report was prepared by James Komen on August 31, 2021 and updated to reflect the conditions of the site at various points, including October 2023, and May 2024. In May of 2024, an updated Arborist Report was prepared by Mr. Komen to reflect proposed project design features to reduce the number of protected trees removed, including remedial grading and erosion control measures. The updated report incorporated information from the field data collected August 2021, limited-scope field data collected in October of 2023, and merged data set for the May 2024 report.

Since the August 2021 report, an updated report was submitted for review to reflect modified project design features to reduce the number of protected trees proposed for removal from nine to seven living trees, as listed below. The May 2024 stated there were 37 native trees and shrubs on the project site protected under the Tree and Shrub Ordinance 186,873: one tree a coast live oak, 25 walnut trees, six toyon shrubs, and five elderberry shrubs. Eight additional native trees included in the report were too small to be protected by ordinance (five walnut trees, two toyons and one elderberry shrubs. As reflected in this report, the following protected trees will be removed:

- Tree 2: Coast Live Oak – It will be removed because it is growing within the footprint of the proposed dwelling unit.
- Tree 12: California Black Walnut – It will be removed because it is growing within the footprint of the proposed dwelling unit.
- Tree 13: California Black Walnut – It will be removed because it is growing within the footprint of the proposed dwelling unit.
- Tree 33: California Black Walnut – It will be removed because it is growing within the footprint of the proposed dwelling unit.
- Tree 34 – Mexican Elderberry – It will be removed because it is growing within the footprint of the proposed dwelling unit.
- Tree 35 – California Black Walnut – It will be removed because it is growing within the proposed footprint of the propose dwelling unit.
- Tree 37 – California Black Walnut – It will be removed because it is growing within the footprint of the proposed dwelling unit.

The following two trees have been removed and received the proper city permits:

- Tree 29: California Black Walnut – This tree was dead by 2021 and was removed by 2023 via the proper city tree removal permit.
- Tree 31: California Black Walnut – This tree was dead by 2021 and was removed by 2023 via the proper city tree removal permit.

The following trees will be removed due to size or poor health:

- Tree 30: California Black Walnut – It will be removed because it is dead. It is also too small to be protected by city ordinance.

- Tree 43 – California Black Walnut – It will be removed because it is dead.
- Tree 44 – Northern California Black Walnut – not protected by ordinance but will be removed because it is growing within the footprint of the dwelling unit.
- Tree 45 – California Black Walnut – This tree is too small to be protected by ordinance. It will be removed because it is growing within the footprint of the proposed dwelling unit.

In summary, there are seven protected trees proposed for removal (two trees on site previously received a permit for removal; these trees were dead).

Additionally, a Biological Resource Report was prepared by Bargas Environmental Consulting dated May 3, 2022. According to the report, the project as planned is consistent with the Mulholland Scenic Parkway Specific Plan (Inner Corridor) requirements. Additionally, there are no water resources within 100 feet of the Project site and no public parks occur within 200 feet of the Project. Therefore, the Project as proposed is consistent with the Inner Corridor requirements within the Mulholland Scenic Parkway Specific Plan and would be less than significant. No avoidance or mitigation measures are recommended.

- B. Cumulative Impact.** *The exception applies when, although a particular project may not have a significant impact, the impact of successive projects, of the same type, in the same place, over time is significant.*

Based on a review of databases including the City of Los Angeles Department of City Planning ZIMAS for nearby case approvals (<http://zimas.lacity.org/>), the Los Angeles Department of Building and Safety (LADBS) for recently issued permits, and Navigate LA for other entitlements requested on property in the surrounding area, and there are no active projects in the vicinity, and as such, the cumulative impact of successive projects of the same type in the same place, over time, would not be significant.

- C. Significant Effect Due to Unusual Circumstances.** *This exception applies when, although the project may otherwise be exempt, there is a reasonable possibility that the project will have a significant effect due to unusual circumstances.*

The project proposes the addition to a single-family residence. Neighboring properties are developed with single-family dwellings, and the subject site is of a similar size to nearby properties. There are no special districts or other known circumstances that indicate a special or sensitive surrounding environment. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

- D. Scenic Highways.** *This exception applies when, although the project may otherwise be exempt, there may be damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.*

Based on a review of the California Scenic Highway Mapping System (http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/), subject site is not

located along a State Scenic Highway, nor are there any designated State Scenic Highways located near the project site. Based on this, the proposed project will not result in damage to scenic resources including trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway, and this exception does not apply.

E. Hazardous Waste Sites. *Projects located on a site or facility listed pursuant to California Government Code 65962.5.*

Based on a review of the California Department of Toxic Substances Control "Envirostor Database" (<http://www.envirostor.dtsc.ca.gov/public/>), no known hazardous waste sites are located on or proximate to the project site. In addition, there is no evidence of historic or current use, or disposal of hazardous or toxic materials at this location. Based on this, the project will not result in a significant effect due hazardous waste and this exception does not apply.

F. Historical Resources. *Projects that may cause a substantial adverse change in the significance of an historical resource.*

The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, or the Los Angeles Historic-Cultural Monuments Register, and/or any local register according to the City's HistoricalPlacesLA website, the City's new online information and management system created to inventory Los Angeles' significant historic resources. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

In conclusion, since the project meets all of the requirements of the categorical exemption set forth at CEQA Guidelines, Sections 15301 and 15303 and none of the applicable exceptions to the use of the exemption apply to the project, it is appropriate to determine this project is categorically exempt from the requirements of CEQA.

CF 23-1403

As modified by the Planning & Land Use Committee
at its June 4, 2024 meeting

For Zoning Administrator Case Number, ZA-2021-10466-ZAD-DRB-SPP-MSP-1A,
modify the following conditions of approval to reflect the updated Justification made to
ENV-2021-10561-CE-2A:

17. Mulholland Scenic Parkway Specific Plan Project Permit and Design Review
Conditions:

(d) Landscape. Prior to final signoff, applicant must enter a covenant the
City to protect the mitigation of the 28 newly planted trees/shrub
replacements on the property.

18. Any removal of protected trees first requires approval from the Board of Public
Works. Provide an addendum to the Tree Report prepared by James Komen
(#WE-9909B) on August 30, 2021 and stamped by the Urban Forestry Division to
include an updated tree protection plan, tree removal plan, and updated tree
replacement planting plan. The tree protection plan within the addendum shall
include installation of a metal chain link fence a minimum 4-feet in height with
vertical metal posts placed a maximum of every ten feet around the dripline of all
trees designated to be retained in place. The fencing shall have weatherproof signs
placed around the fencing to clearly read "**Warning: Tree Protection Zone.**"
Retained trees shall be clearly identified on a tree replacement plan as well. The
dead trees do not require replacement. Replacement is required by a minimum of
four trees or shrubs for every one removed. Five non-protected trees are also
proposed for removal.

20. [Delete]

COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT

REVISED NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

ZA-2021-10466-ZAD-DRB-SPP-MSP-1A

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2021-10561-CE-2A

PROJECT TITLE

7315 – 7321 West Pyramid Place

COUNCIL DISTRICT

4

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

7315-7321 West Pyramid Place

Map attached.

PROJECT DESCRIPTION:

Construction of a new approximately 3,765 square foot single family dwelling, and removal of seven living trees, removal of dead trees, and the 28 tree/shrub replacements trees to compensate for tree/shrub removals.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

End, LLC

CONTACT PERSON (If different from Applicant/Owner above)

Eric Nulman

(AREA CODE) TELEPHONE NUMBER

805 570-9090

EXT.

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) 15303/3)a

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:

Additional page(s) attached

Class 3 - Construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure; (a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.

The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

CLAUDIA RODRIGUEZ

Claudia Rodriguez

Digitally signed by Claudia Rodriguez

Date: 2024.05.29 17:41:25 -07'00'

STAFF TITLE

SENIOR CITY PLANNER

ENTITLEMENTS APPROVED

Zoning Administrator's Determination, Mulholland Design Review and Specific Plan Project Permit Compliance review

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021



CD 4 - Tree Removal Notification: 7315 Pyramid Place, Los Angeles 90046

1 message

Urban Forestry Division <bss.urbanforestry@lacity.org>

Fri, Nov 15, 2024 at 12:47 PM

To: Councilmember Raman <contactCD4@lacity.org>, Mashael Majid <mashael.majid@lacity.org>, Walker King <walker.king@lacity.org>, Emma Taylor <emma.taylor@lacity.org>, Armida Reyes <armida.reyes@lacity.org>, Itzel Sanchez-Morales <itzel.sanchez@lacity.org>, Jennifer Hull <jennifer.hull@lacity.org>, Joseph Patrick <joseph.patrick@lacity.org>, Lesly Valenzuela <lesly.valenzuela@lacity.org>, Nicole Alaverdian <nicole.alaverdian@lacity.org>

Good afternoon,

Please see attached request to remove **eight (8) trees** at 7315 Pyramid Place, Los Angeles 90046. Trees will be replaced at a **ratio of 4:1**.

Request will be reviewed by the Board of Public Works.

Thank you!

Gabriel

--

New:

IMPORTANT UPDATE :

TREE REMOVAL NOTIFICATION / INFORMATION IS NOW PUBLICLY AVAILABLE ON THE BUREAU'S WEBSITE. LINK: <https://streetsla.lacity.org/tree-removal-notification-list>

NOTE: EFFECTIVE JULY 31, 2024, THE URBAN FORESTRY DIVISION (UFD) WILL NO LONGER BE SENDING EMAIL NOTIFICATIONS FOR TREE REMOVALS.

- The Urban Forestry Division has a new online Customer Service Request (CSR) application which is designed to receive all inquiries and requests related to clearances for Dept. of City Planning and LADBS building permits. You will be able to request for our office review for your clearances by using your Angeleno Account to login to <https://dscsr.lacity.org/> Be sure to select Streets LA as the agency and Urban Forestry Division as the office/location.
- For more information regarding the homeowner sidewalk repair rebate program, please visit <https://sidewalks.lacity.gov/>.
- For more information about the sewer lateral rebate program, please visit www.lacitysant.org/slrebates.

Note:

The Initial response time for CSR requests is one to three days, with a maximum of about a week during unusual periods. Requests are taken in the order received and are closely monitored to ensure that all requests will be responded to in a timely manner. You will be notified by email when there is a response and can log in at any time to check the status. In order to serve you better, requests and questions will no longer be accepted via the bss.urbanforestry@lacity.org email.

Check out our new website: <https://streetsla.lacity.org>

URBAN FORESTRY DIVISION HEADQUARTERS

1149 SOUTH BROADWAY ST, 4TH FLOOR LOS ANGELES, CA 90015

OFFICE HOURS: 7:00AM - 3:30PM, MONDAY - FRIDAY • (213) 847-3077 • [UFD WEBSITE](https://streetsla.lacity.org)