

# 9604 Hillhaven Ave. Arborist Report

Prepared for SEC Development  
c/o Vardan Kasemyan

**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

April 14, 2023

## Table of Contents

Background	Page 3
Project Description	Page 3
Subject Tree Findings	Page 4
Matrix of All Trees on Site	Page 11
Protected Tree Matrix	Page 12
Protected Trees to be Removed	Page 12
Protected Trees to Remain on Site	Page 12
Recommendations and Construction Impact Guidelines	Page 13
Replacement Trees	Page 13
Limitations	Page 14
Site Photos	Page 15

Site Map attached separately

## Background

Vardan Kasemyan of SEC Development asked me to prepare a Protected Tree Report complying with the requirements of the City of Los Angeles to document the impact of a construction project on the trees growing at the subject property. An existing home had been remodeled between 2016 and 2023, and the owner was seeking to obtain *ex post facto* permits. I was asked to determine if the construction activities that took place on the property had impacted the trees.

I met with property owner Mike Margaryan at the subject property on March 28, 2023 at 3pm to collect data for this report.

## Project Description

An existing single family residence was remodeled. Two new additions were built on the south and east sides of the building. The stucco along the retaining walls was resurfaced. The driveway was resurfaced. One unprotected tree was cut down to a stump.

The lot is 21,633 square feet. The previously existing house was 3,397 square feet. The deck was 1,096 square feet. The addition on the east side of the house was 133 square feet. The addition on the south side of the house was 300 square feet.

I recorded data for 21 trees on and around the subject property. 7 of them are protected native trees per Ordinance 186,873 covering native trees and native shrubs: Native Oaks (*Quercus sp.*), California Sycamore (*Platanus racemosa*), California Black Walnut (*Juglans californica*), Bay Laurel (*Umbellularia californica*), Toyon (*Heteromeles arbutifolia*), and Elderberry (*Sambucus mexicana*). 6 are protected oak trees, and 1 is a protected toyon shrub.


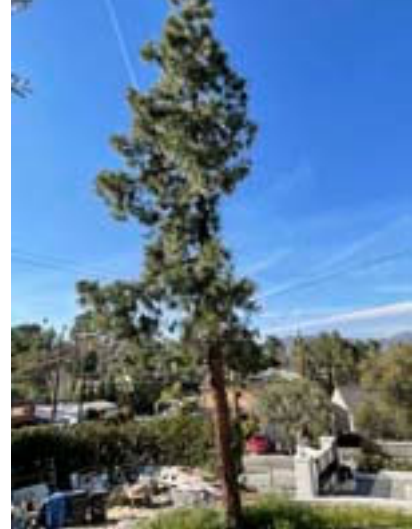

The toyon and 5 of the oaks are growing along the northern property line away from the work area, and they were not impacted. One oak tree next to the house is alive, but it has symptoms of decline. However, the work performed near this tree was all surface treatment, and no excavation was involved. It is possible that this tree is declining for reasons other than construction impacts. I was unable to conclusively determine the cause of the tree's decline.

One Tree-of-Heaven (*Ailanthus altissima*) is growing on the property to the east. *Ailanthus altissima* is a species prohibited by the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan. However, this tree will not be removed because it is growing on the adjacent property to the east.

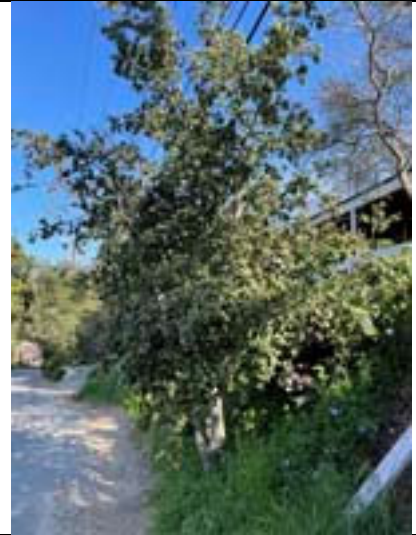

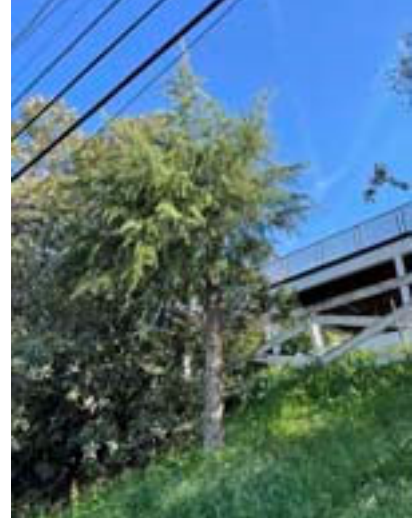
One unprotected pine tree was removed in 2020 due to concerns over the risk it posed. I observed no other evidence of tree removals prior to my site visit. Two unprotected cedar trees on the neighboring property to the south were encroached upon by the construction access route. However, the access route did not likely impact the trees because it was separated from the trees by a retaining wall and because it passed over existing hardscape that remained in place.




No protected trees were removed within the scope of the project. I was unable to conclusively determine whether one protected tree (Tree 14) was impacted. No other protected trees were impacted. No protected trees on neighboring properties were removed or impacted by the project.

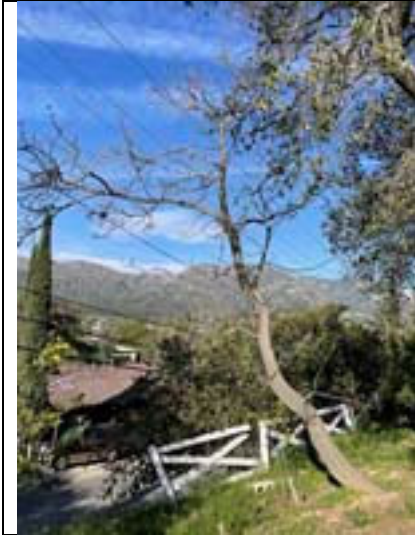
## Subject Tree Findings

	<p><b>Tree 1</b> <i>Olea europaea</i> – Olive Tree</p> <p>This tree is not protected by ordinance. It will be retained in the landscape.</p> <p>This tree has a history of being pruned with topping cuts, but it is resprouting. No treatment is recommended at this time.</p>
	<p><b>Tree 2</b> <i>Pinus canariensis</i> – Canary Island Pine</p> <p>This tree is not protected by ordinance. It will be retained in the landscape.</p> <p>This tree has symptoms of heat and drought stress. I recommend applying supplemental irrigation. Moisten the soil within 20 feet of the trunk to a depth of 6-12 inches twice per month from March through October. I also recommend applying a layer of coarse bark mulch over the soil surface to a depth of 2-4 inches.</p>
	<p><b>Tree 3</b> <i>Olea europaea</i> – Olive Tree</p> <p>This tree is not protected by ordinance. It will be retained in the landscape.</p> <p>This tree has a history of being pruned with topping cuts. Its foliage has symptoms of heat and drought stress. Its upper branches are contacting the overhead utility lines. I recommend contacting the utility company to alert them of the need to prune to establish minimum clearance.</p>

	<p><b>Tree 4</b>  <i>Quercus agrifolia</i> – Coast Live Oak</p> <p>This is a protected native tree per Ordinance 186,873. It will be retained in the landscape.</p> <p>This tree has co-dominant stems. Its foliage has symptoms of heat and drought stress. Its upper branches are contacting the overhead utility lines. I recommend contacting the utility company to alert them of the need to prune to establish minimum clearance.</p>
	<p><b>Tree 5</b>  <i>Quercus agrifolia</i> – Coast Live Oak</p> <p>This is a protected native tree per Ordinance 186,873. It will be retained in the landscape.</p> <p>This tree has co-dominant stems. Its foliage has symptoms of heat and drought stress. Its upper branches are contacting the overhead utility lines. I recommend contacting the utility company to alert them of the need to prune to establish minimum clearance.</p>
	<p><b>Tree 6</b>  <i>Quercus agrifolia</i> – Coast Live Oak</p> <p>This is a protected native tree per Ordinance 186,873. It will be retained in the landscape.</p> <p>This tree has been partially suppressed due to competition with its neighbors. Its upper branches are contacting the overhead utility lines. I recommend contacting the utility company to alert them of the need to prune to establish minimum clearance.</p>

	<p><b>Tree 7</b>  <i>Quercus agrifolia</i> – Coast Live Oak</p> <p>This is a protected native tree per Ordinance 186,873. It is growing within the public right of way. It will be retained in the landscape.</p> <p>This tree is healthy. No treatment is recommended at this time.</p>
	<p><b>Tree 8</b>  <i>Quercus agrifolia</i> – Coast Live Oak</p> <p>This is a protected native tree per Ordinance 186,873. It will be retained in the landscape.</p> <p>This tree has a decaying main stem, but it is vigorously resprouting from it. No treatment is recommended at this time.</p>
	<p><b>Tree 9</b>  <i>Cedrus deodara</i> – Deodar Cedar</p> <p>This tree is not protected by ordinance. It will be retained in the landscape.</p> <p>This tree has a history of being pruned with topping cuts, but it is still alive despite the past pruning. Its upper branches are contacting the overhead utility lines. I recommend contacting the utility company to alert them of the need to prune to establish minimum clearance.</p>

	<p><b>Tree 10</b>  <i>Heteromeles arbutifolia</i> – Toyon</p> <p>This is a protected native tree per Ordinance 186,873. It will be retained in the landscape.</p> <p>This tree healthy. It is growing on a steep slope. I recommend contacting the utility company to alert them of the need to prune to establish minimum clearance.</p>
	<p><b>Tree 11</b>  <i>Cedrus deodara</i> – Deodar Cedar</p> <p>This tree is not protected by ordinance. It will be retained in the landscape.</p> <p>This tree has a history of being pruned with topping cuts to establish line clearance. Despite its past care, this tree is still vigorous. Its upper branches are contacting the overhead utility lines. I recommend contacting the utility company to alert them of the need to prune to establish minimum clearance.</p>
	<p><b>Tree 12</b>  <i>Cedrus deodara</i> – Deodar Cedar</p> <p>This tree is not protected by ordinance. It will be retained in the landscape.</p> <p>This tree has symptoms of heat and drought stress. No treatment is recommended at this time.</p>



**Tree 13**

*Melia azedarach* – Chinaberry

This tree is not protected by ordinance. It will be retained in the landscape.

This tree is leaning, but it appears to be vigorous. I inspected this tree during its dormancy. No treatment is recommended at this time.



**Tree 14**

*Quercus agrifolia* – Coast Live Oak

This is a protected native tree per Ordinance 186,873. It will be retained in the landscape.

This tree is stressed. I was unable to determine the cause of its decline at the time of my site visit. It is possible that it was related to heat, drought, or root rot pathogens that were not observable at the time of my site visit.

I was informed that within the past 6 years, there has been no substantial digging within the drip line of this tree. The adjacent walkway was resurfaced, and new stucco was applied to the wall, but both activities were surface treatments that would not likely impact the roots.



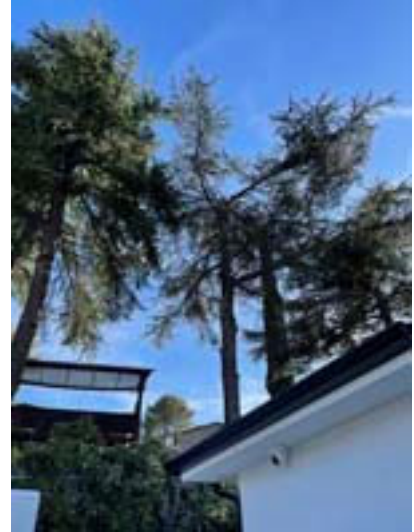





**Tree 15**

*Pinus sp.* – Pine Tree

This tree is not protected by ordinance. It is a dead stump of a tree that was cut down in 2020.



	<p><b>Tree OP16</b>  <i>Ailanthus altissima</i> – Tree of Heaven</p> <p>This tree is a prohibited species per Ordinance 175,736, the San Gabriel/Verdugo Mountains Scenic Preservation Plan. It is growing on an adjacent property to the east. It will be retained in the landscape.</p> <p>This tree is healthy.</p>
	<p><b>Tree OP17</b>  <i>Cedrus deodara</i> – Deodar Cedar</p> <p>This tree is not protected by ordinance. It is growing on an adjacent property to the south. It will be retained in the landscape.</p> <p>This tree is healthy. Its lower branches have been pruned off, leaving most of its canopy suspended above a bare trunk. No treatment is recommended at this time.</p>
	<p><b>Tree OP18</b>  <i>Cedrus deodara</i> – Deodar Cedar</p> <p>This tree is not protected by ordinance. It is growing on an adjacent property to the south. It will be retained in the landscape.</p> <p>The top of this tree tore out in a storm several years ago. The remaining tree is stressed, and I observed a decline in vigor in the foliage. No treatment is recommended at this time.</p> <p>Construction access for the additions passed within the drip line of this tree, but the access route did not likely affect this tree because this tree is separated from the route by a retaining wall, and the access route passed over existing hardscape that remained in place.</p>

	<p><b>Tree OP19</b>  <i>Cedrus deodara</i> – Deodar Cedar</p> <p>This tree is not protected by ordinance. It is growing on an adjacent property to the south. It will be retained in the landscape.</p> <p>This tree has co-dominant stems. It is vigorous. No treatment is recommended at this time.</p> <p>Construction access for the additions passed within the drip line of this tree, but the access route did not likely affect this tree because this tree is separated from the route by a retaining wall, and the access route passed over existing hardscape that remained in place.</p>
	<p><b>Tree OP20</b>  <i>Cedrus deodara</i> – Deodar Cedar</p> <p>This tree is not protected by ordinance. It is growing on an adjacent property to the south. It will be retained in the landscape.</p> <p>This tree is healthy. No treatment is recommended at this time.</p>
	<p><b>Tree OP21</b>  <i>Cedrus deodara</i> – Deodar Cedar</p> <p>This tree is not protected by ordinance. It is growing on an adjacent property to the south. It will be retained in the landscape.</p> <p>This tree is healthy. No treatment is recommended at this time.</p>

## Matrix of All Trees on Site

Tree #	Tag #	Species	Common Name	DBH	Height	Spread	Condition	Treatment	Rate	Protected?	Remove?	Natural?	Encroach?	Impact Activity
1	2601	<i>Olea europaea</i>	Olive Tree	9", 8", 6"	12'	12'	past topping, resprouting	none	D	No	No	No	No	
2	2602	<i>Pinus canariensis</i>	Canary Island Pine	18"	64'	20'	heat/drought stress	irrigate/mulch	B	No	No	No	No	
3	2603	<i>Olea europaea</i>	Olive Tree	16", 8", 8"	18'	18'	past topping, heat/drought stress, contact with lines	prune line clearance	C	No	No	No	No	
4	2604	<i>Quercus agrifolia</i>	Coast Live Oak	21", 5"	30'	35'	co-dom stem, heat/drought stress, contact with lines	prune line clearance	B	Yes	No	Yes	No	
5	2605	<i>Quercus agrifolia</i>	Coast Live Oak	19"	25'	30'	co-dom stem, heat/drought stress, contact with lines	prune line clearance	B	Yes	No	Yes	No	
6	2606	<i>Quercus agrifolia</i>	Coast Live Oak	12"	20'	20'	partial suppression, contact with lines	prune line clearance	B	Yes	No	Yes	No	
7	2607	<i>Quercus agrifolia</i>	Coast Live Oak	5", 3"	15'	10'	healthy	none	A	Yes	No	Yes	No	
8	2608	<i>Quercus agrifolia</i>	Coast Live Oak	10"	12'	15'	decaying main stem, vigorous resprout	none	C+	Yes	No	Yes	No	
9	2609	<i>Cedrus deodara</i>	Deodar Cedar	8"	12'	8'	past topping, still alive, contact with lines	prune line clearance	D-	No	No	No	No	
10	2610	<i>Heteromeles arbutifolia</i>	Toyon	2x6", 5x2", 3x1"	15'	20'	healthy, steep slope	prune line clearance	A-	Yes	No	Yes	No	
11	2611	<i>Cedrus deodara</i>	Deodar Cedar	11"	21'	12'	past line clearance topping, still vigorous, contact with lines	prune line clearance	C-	No	No	No	No	
12	2612	<i>Cedrus deodara</i>	Deodar Cedar	11"	25'	21'	heat/drought stress	none	B	No	No	No	No	
13	2613	<i>Melia azedarach</i>	Chinaberry	10"	21'	18'	leaning, vigorous	none	B	No	No	Yes	No	
14	2614	<i>Quercus agrifolia</i>	Coast Live Oak	19"	31'	35'	stressed	none	C-	Yes	No	Yes	Yes	north walkway resurfacing
15	2615	<i>Pinus sp.</i>	Pine Tree	20"	-	-	dead stump, cut in 2020	Remove	F	No	Yes	No	Yes	deck
16	no tag	<i>Ailanthus altissima</i>	Tree of Heaven	~6"	25'	20'	healthy, weedy species	none	A	No	No	Yes	No	
17	no tag	<i>Cedrus deodara</i>	Deodar Cedar	~15"	38'	27'	healthy, lower branches pruned	none	A-	No	No	No	No	
18	no tag	<i>Cedrus deodara</i>	Deodar Cedar	~14"	32'	27'	storm tearout, stressed	none	C	No	No	No	Yes	access route
19	no tag	<i>Cedrus deodara</i>	Deodar Cedar	~20"	41'	39'	co-dom stems, vigorous	none	B	No	No	No	Yes	access route
20	no tag	<i>Cedrus deodara</i>	Deodar Cedar	~20"	41'	45'	healthy	none	A	No	No	No	No	
21	no tag	<i>Cedrus deodara</i>	Deodar Cedar	~18"	35'	35'	healthy	none	A	No	No	No	No	

## Protected Tree Matrix

Tree	Tag #	Species	Common Name	DBH	Heig	Spre	Condition	Treatment	Ra	Protecte	Remov	Natur	Encroac	Impact Activi
4	2604	<i>Quercus agrifolia</i>	Coast Live Oak	21", 5"	30'	35'	co-dom stem, heat/drought stress, contact with lines	prune line clearance	B	Yes	No	Yes	No	
5	2605	<i>Quercus agrifolia</i>	Coast Live Oak	19"	25'	30'	co-dom stem, heat/drought stress, contact with lines	prune line clearance	B	Yes	No	Yes	No	
6	2606	<i>Quercus agrifolia</i>	Coast Live Oak	12"	20'	20'	partial suppression, contact with lines	prune line clearance	B	Yes	No	Yes	No	
7	2607	<i>Quercus agrifolia</i>	Coast Live Oak	5", 3"	15'	10'	healthy	none	A	Yes	No	Yes	No	
8	2608	<i>Quercus agrifolia</i>	Coast Live Oak	10"	12'	15'	decaying main stem, vigorous resprout	none	C+	Yes	No	Yes	No	
10	2610	<i>Heteromeles arbutifolia</i>	Toyon	2x6", 5x2", 3x1"	15'	20'	healthy, steep slope	prune line clearance	A-	Yes	No	Yes	No	
14	2614	<i>Quercus agrifolia</i>	Coast Live Oak	19"	31'	35'	stressed	none	C-	Yes	No	Yes	Yes	north walkway resurfacing

### Protected Trees to be Removed

No protected trees will be removed.

### Protected Trees to Remain on Site

Tree	Tag #	Species	Common Name	DBH	Heig	Spre	Condition	Treatment	Ra	Protecte	Remov	Natur	Encroac	Impact Activi
4	2604	<i>Quercus agrifolia</i>	Coast Live Oak	21", 5"	30'	35'	co-dom stem, heat/drought stress, contact with lines	prune line clearance	B	Yes	No	Yes	No	
5	2605	<i>Quercus agrifolia</i>	Coast Live Oak	19"	25'	30'	co-dom stem, heat/drought stress, contact with lines	prune line clearance	B	Yes	No	Yes	No	
6	2606	<i>Quercus agrifolia</i>	Coast Live Oak	12"	20'	20'	partial suppression, contact with lines	prune line clearance	B	Yes	No	Yes	No	
7	2607	<i>Quercus agrifolia</i>	Coast Live Oak	5", 3"	15'	10'	healthy	none	A	Yes	No	Yes	No	
8	2608	<i>Quercus agrifolia</i>	Coast Live Oak	10"	12'	15'	decaying main stem, vigorous resprout	none	C+	Yes	No	Yes	No	
10	2610	<i>Heteromeles arbutifolia</i>	Toyon	2x6", 5x2", 3x1"	15'	20'	healthy, steep slope	prune line clearance	A-	Yes	No	Yes	No	
14	2614	<i>Quercus agrifolia</i>	Coast Live Oak	19"	31'	35'	stressed	none	C-	Yes	No	Yes	Yes	north walkway resurfacing

## Recommendations and Construction Impact Guidelines

- Construction is already complete, so no pre-construction or during-construction recommendations are applicable.
- Fencing:
  - If the city requires tree protection fencing as a ministerial requirement for processing this report, then erect snow fencing as shown in the site plan around Tree 14. Fencing should be in-ground, free standing, at least 4 feet in height, and brightly colored.
- Removals:
  - The stump of Tree 15 may be removed, or it may be allowed to decompose into the ground.
- Pruning:
  - Inform the utility company that Trees 3-6 and 9-11 are in contact with the low-voltage utility lines and that clearance pruning is recommended. Only a qualified line clearance tree trimmer may prune trees within 10 feet of the lines.
- Mulch:
  - Retain the leaf drop around the root zone of the subject trees where practical. The best ground cover for a tree is its own leaf mulch. Leaf mulch will continue to reduce soil evaporation and mitigate soil temperature changes.
  - Apply a layer of coarse bark mulch over the surface of the soil within 20 feet of the trunk of Tree 2 to a depth of 2-4 inches.
- Irrigation:
  - Provide supplemental irrigation to Tree 2. Moisten the soil within 20 feet of the trunk to a depth of 6-12 inches twice per month from March through October.
- Post-Construction Monitoring:
  - The subject trees may be monitored by a Certified Arborist for development of disease, decay, or other symptoms of stress due to construction activity. Deadwood may be removed as it appears, and as much live wood as possible should be retained on the trees, provided that it doesn't come into conflict with the infrastructure.

## Replacement Trees

No protected trees were removed, so no replacement trees are necessary.

## **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. 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, locations of surveyed landmarks, 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.

**Site Photos**



**Figure 1: Tree 1**



**Figure 2:** Tree 2





**Figure 3:** Tree 3



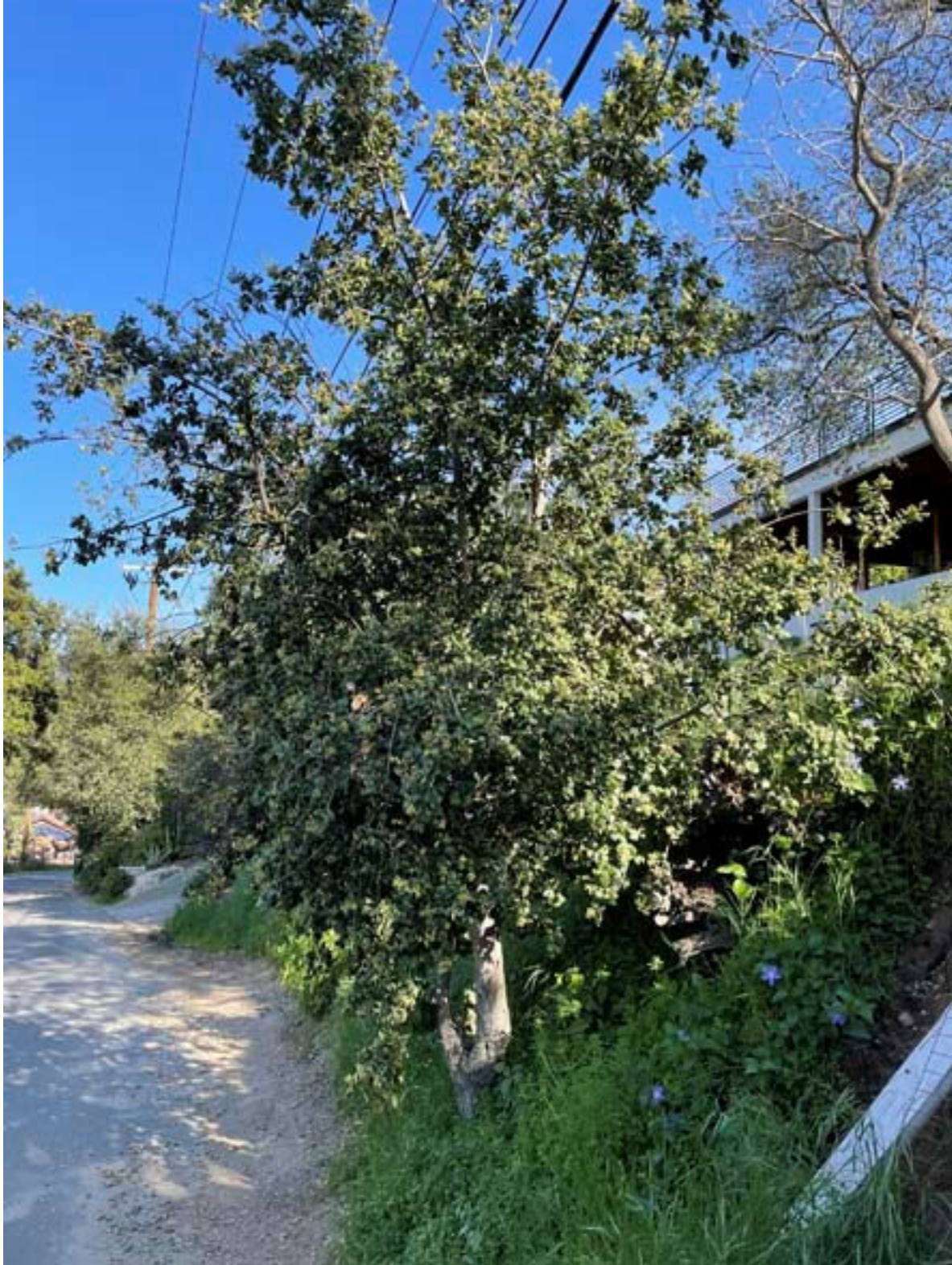
**Figure 4:** Tree 4



**Figure 5:** Tree 5



**Figure 6:** Tree 6



**Figure 7:** Tree 7



**Figure 8:** Tree 8



**Figure 9:** Tree 9



**Figure 10:** Tree 10





**Figure 11:** Tree 11



**Figure 12:** Tree 12



**Figure 13:** Tree 13



**Figure 14:** Tree 14



**Figure 15:** Tree 15



**Figure 16:** Tree OP16



**Figure 17:** Tree OP17



**Figure 18:** Tree OP18





**Figure 19:** Tree OP19



**Figure 20:** Tree OP20



**Figure 21:** Tree OP21



**Figure 22:** Cape honeysuckle hedge at the northwest corner of the property



**Figure 23:** Looking east along the resurfaced driveway. Tree 14 is seen next to the house in the background.



**Figure 24:** Looking east along the southern property line. A retaining wall separates Trees OP17, OP18, and OP19 from the area where construction work occurred.



**Figure 25:** Looking southwest at the rear addition. No trees were near the area of addition.



**Figure 26:** Looking southeast at the rear corner of the property. There are no trees.





**Figure 27:** Looking northeast at the east property line. The top of Tree OP16 can be seen above the English ivy hedge on the fenceline.



**Figure 28:** Looking southwest at the rear deck.