

September 20, 2018

VIA HAND DELIVERY

Councilman David Ryu
City of Los Angeles
200 N. Spring Street, Room 425
Los Angeles, CA 90012

Re: **Proposed Project at 1565 N. Haslam Terrace ("Property")**

2018 SEP 21 PM 2:48
CITY CLERK

Dear Councilman Ryu:

Our office represents the owner of 1565 N. Haslam Terrace ("Owner") who is the applicant for a haul route request to remove and haul roughly 2,100 cubic yards of dirt. As part of his improvement plans for the Property, the Owner also intends to improve the roadway at the end of Haslam Terrace to provide a turn-around for emergency vehicles and oversize vehicles for the benefit of all properties on Haslam Terrace (the "Project").

Other than the request for a haul route, everything else related to renovation of the Property is "by-right". The Owner is not requesting any type of entitlement and all development will be done in accordance with the applicable Los Angeles Municipal Code requirements. Also, contrary to certain assertions by people unfamiliar with the Property, there are no protected trees on the Property and the only trees that will be removed include two non-native, invasive trees and a few small ficus trees/hedges that are situated along the side yard of the Property. In fact, the Owner requested that the surveyor and arborist who had already visited the Property in 2017 to provide required documentation for the Project, return to the Property during the past couple of weeks to provide additional documentation verifying that no protected trees would be impacted by the Project. Please see Exhibit A.

In response to certain expressed concerns at the recent haul route hearing, the Owner agrees not to install any fencing in the undeveloped area (downslope, lower area) of the Property. This will ensure that any animal movement can be maintained. Owner will also agree not to install any artificial area or hardscape in the said undeveloped, downslope, lower area.

Also, the Owner has agreed to provide evidence of insurance coverage that is adequate to cover any necessary road repair in the event any of the construction vehicles cause damage to any portion of Haslam Terrace.

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Councilman David Ryu
September 20, 2018
Page 2

Furthermore, in an attempt to find a resolution with certain concerned neighbors, the Owner is proposing the following additional construction mitigation commitments to alleviate any possible impacts from the renovation of the Property:

- Owner agrees to clean the Project site each day in accordance with City of Los Angeles dust-control standards to control dust and other air particulates from the Project.
- Owner agrees to have construction workers sweep and clean the area around the Project site on a daily basis (including the public street).
- Owner (or representative) agrees to attend a maximum of six (6) meetings that may be hosted by local Homeowners' Association to answer questions pertaining to the Project. There shall be no more than one such meeting every 3 months, unless a meeting is required to address a major issue of concern with respect to the Project.
- During the Construction Period, the hours for hauling, construction and related work on the Project will be limited as follows:
 - During Phase 1, hauling will be limited to the days and hours prescribed in the haul route approval letter issued by the Board of Building and Safety Commissioners.
 - Construction activities will be limited to the days and hours prescribed in the Hillside Construction Regulation Zone "HCR" (ORD 185,491).
 - Owner shall not pour cement on Saturdays or Sundays. Owner shall not deliver drill rigs or rebar on Saturdays or Sundays.
 - On Red Flag days, no hauling will be allowed and no concrete trucks will travel to/from Project site.
- All heavy construction vehicles shall have placards placed in the windows identifying them as associated with the Project site.
- All parking of construction vehicles and construction workers will be onsite. If necessary, workers will be shuttled to the Project site from an area outside of the neighborhood.

Councilman David Ryu
September 20, 2018
Page 3

- Staging will be done onsite to the extent feasible. The Parties acknowledge that there will be times when staging will need to be adjacent to the site.
- Owner agrees to post cell phone number on site for any questions or complaints and said cell phone will be answered any time from 6:00 am – 8:00 pm – Monday – Saturday.
- No hauling or grading will be conducted during a national weather wind advisory for the zip 90069.
- Owner shall notify the adjacent neighbors and interested parties of the start of construction a minimum of two (2) weeks prior to the start date.
- A supervisor or foreman must be on the property at all times during construction.
- Site must be securely fenced.
- Flaggers required for all deliveries.
- Porta potties must be located on site and not on the street.
- All dumpsters and offices shall be located on site.
- There shall be no trespassing on neighbors' property without permission. This includes during lunch breaks.
- There shall be no amplified music on site during construction hours.
- There shall be no smoking on site.
- No food trucks shall come up Haslam Terrace. Food trucks servicing the site must park on Sunset Plaza and must make their presence known without use of their horn.

Councilman David Ryu
September 20, 2018
Page 4

We appreciate the opportunity to discuss any concerns you may have regarding the Project. Thank you for your attention to this letter. Please feel free to contact me or my colleague, Jonathan Riker, regarding this matter at any time.

Very truly yours,



Ellia Thompson

Attachment: Exhibit A – Tree Letter

cc: Councilmember Jose Huizar
Councilmember Marqueece Harris-Dawson
Councilmember Mitchell Englander
Councilmember Bob Blumenfield
Councilmember Curren D. Price, Jr.



The Tree Resource

Lisa Smith, Registered Consulting Arborist #464

September 10, 2018

Brad Keith
1565 Haslam Terrace
Los Angeles, CA 90069
Re: 1565 Haslam Terrace, Los Angeles, CA 90069

Dear Mr. Keith,

In April 2017, I visited the site and drafted a "No Protected Trees Letter" for the property site located at 1565 Haslam Terrace. This letter was submitted to the City as part of its review of the project. In response to recent questions from a project opponent, the property owner, Brad Keith requested that I return to the site to conduct an additional thorough inventory of any existing trees on the site and to again confirm that the property did not contain any protected trees and therefore no protected trees will be removed or affected. On August 30, 2018 I revisited the site and was able to review the trees on site. Here is a brief inventory of the trees on site:

Ficus Hedge (Indian Laurel Fig - *Ficus microcarpa* "Nitida") on the northern perimeter of the property, adjacent to the current house and patio structures.

- This hedge consists of small Ficus trees growing in extremely close proximity.
- They average between 2 - 6" in trunk diameter.
- These trees are not a protected species in the City of Los Angeles, nor are they considered "significant or desirable 8" or greater trunk diameter" trees.

Additionally, there are (2) *Ailanthus altissima* trees (Tree of Heaven) located on the lower hillside.

- These trees are non-native and are considered invasive.
- These two trees are individually 8" and 15" in trunk diameter each.
- These trees are anticipated to be impacted by the hillside work and will be removed. Replacement trees can be installed at a 1:1 ratio per city planning satisfaction. It is recommended that the new trees be of more suitable species and non-invasive.
- It is recommended to remove these trees as they can crowd out native species.

Lastly, there is an OFF-SITE (1) *Juglans californica* (Black Walnut tree) located at the lowest portion of the hillside.

- This tree is a multi-trunk black walnut tree and is shown on the survey as 26" in trunk diameter.
- This tree is considered protected in the City of Los Angeles Urban Forestry Division.
- This tree is 50 feet BELOW the property line, and more than 100 feet from any construction and is well out of any impact areas.
- This tree will be retained and will not receive any impact from the proposed project.

There are no additional protected trees on this entire site nor are there any protected trees on the neighboring properties in close proximity to any construction activities.

Should you have any questions, please contact me at (310) 663-2290.



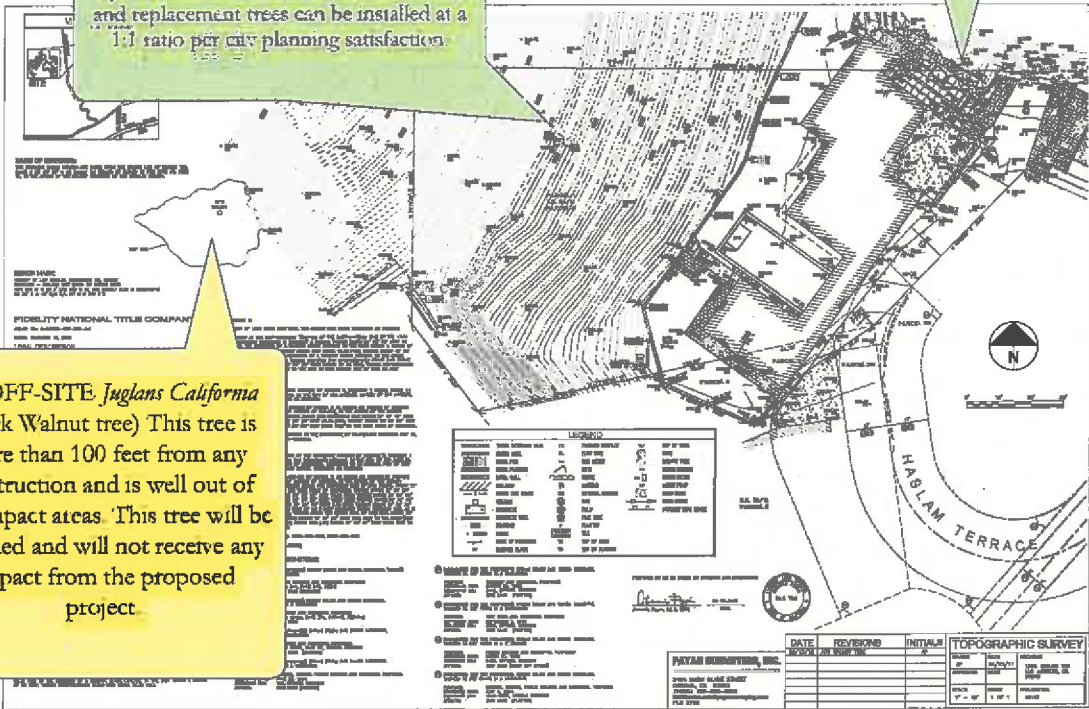
PHOTO 1: Shows the two *Ailanthus* trees that are along the hillside that will have grading. These two invasive trees will be removed and new trees can be installed upon completion of construction.

TREE LOCATION MAP, REDUCED

(2) *Ailanthus altissima* trees (Tree of Heaven) located on the hillside. These trees are non-native and are considered invasive. These trees are anticipated to be impacted by the hillside work and will be removed, and replacement trees can be installed at a 1:1 ratio per city planning satisfaction.

This hedge consists of small *Ficus* trees growing in extremely close proximity. They average between 2 - 6" in trunk diameter.

(1) OFF-SITE *Juglans California* (Black Walnut tree) This tree is more than 100 feet from any construction and is well out of any impact areas. This tree will be retained and will not receive any impact from the proposed project.



Assumptions and Limiting Conditions

No warranty is made, expressed or implied, that problems or deficiencies of the trees or the property will not occur in the future, from any cause. The Consultant shall not be responsible for damages or injuries caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.

The owner of the trees may choose to accept or disregard the recommendations of the Consultant, or seek additional advice to determine if a tree meets the owner's risk abatement standards.

The Consulting Arborist has no past, present or future interest in the removal or retaining of any tree. Opinions contained herein are the independent and objective judgments of the consultant relating to circumstances and observations made on the subject site.

The recommendations contained in this report are the opinions of the Consulting Arborist at the time of inspection. These opinions are based on the knowledge, experience, and education of the Consultant. The field inspection was a visual, grade level tree assessment.

The Consulting Arborist shall not be required to give testimony, perform site monitoring, provide further documentation, be deposed, or to attend any meeting without subsequent contractual arrangements for this additional employment, including payment of additional fees for such services as described by the Consultant.

The Consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.

This Arborist report may not be reproduced without the express permission of the Consulting Arborist and the client to whom the report was issued. Any change or alteration to this report invalidates the entire report.

Should you have any further questions regarding this property, please feel free to contact me at (310) 663-2290.

Respectfully submitted,



Lisa Smith

Lisa Smith – The Tree Resource

Registered Consulting Arborist #464

ISA Board Certified Master Arborist #WE3782

ISA Tree Risk Assessor Qualified

Member of American Society of Consulting Arborist

