City of Glendale
Community Development Department
Design Review Staff Report – Single Family

Meeting/Decision Date: June 7, 2018  Address: 1919 Verdugo Loma Drive
Review Authority: DRB ADR HPC CC  APN: 5652-010-042
Case Number: PDR 1722027  Applicant: Ani Mnatsakanian
Prepared By: Dennis Joe, Planner  Owner: Hamlet Sahakyan

Project Summary
The applicant is proposing to construct a 458 square-foot ground-level addition, a 133 square-foot second story addition, and a 433 square-foot balcony to an existing two-story, 2,841 square-foot single-family residence with a 762 square-foot three-car garage (developed in 1958) on a 12,320 square-foot lot, zoned R1R Floor Area District II.

Existing Property/Background
The project lot is approximately 12,320 square-feet, irregularly shaped, and located at the end of a cul-de-sac. The majority of the lot is relatively flat and was graded at the time the original house was constructed in 1958; however, the western interior and northern rear portions of the lot slope downhill towards the adjacent neighboring properties. Surrounding the subject property are existing single-family dwellings with the exception of State Route 2 (Glendale Freeway) to the east.

There are three protected indigenous trees on or near the property. Only one of the protected trees on the property will be encroached by the proposed construction. Protective measures have been by incorporated as conditions to minimize the project’s impacts to the trees to less than significant levels.

Staff Recommendation
☐ Approve  ☒ Approve with Conditions  ☐ Return for Redesign  ☐ Deny

Last Date Reviewed / Decision
☒ First time submittal for final review.
☐ Other:

Zone: R1R  FAR District: II
Although this design review does not convey final zoning approval, the project has been reviewed for consistency with the applicable Codes and no inconsistencies have been identified.

Active/Pending Permits and Approvals
☒ None  ☐ Other:

CEQA Status:
☒ The project is exempt from CEQA review as a Class 1 “Existing Facilities” exemption pursuant to Section 15301 of the State CEQA Guidelines because the project involves additions to existing single-family dwelling that will not result in an increase of more than 50 percent of the floor area of the structures before the addition.
☐ The project is exempt from CEQA review as a Class 3 “New Construction or Conversion of Small Structures” exemption pursuant to Section 15303 of the State CEQA Guidelines because .
☐ Other:
Site Slope and Grading
☑  None proposed
☐  Less than 50% current average slope and less than 1500 cubic yards of earth movement (cut and/or fill); no additional review required.
☐  1500 cubic yards or greater of earth movement:
☐  50% or greater current average slope:

Comparison of Neighborhood Survey:

<table>
<thead>
<tr>
<th></th>
<th>Average of Properties within 300 linear feet of subject property</th>
<th>Range of Properties within 300 linear feet of subject property</th>
<th>Subject Property Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size</td>
<td>11,611 sq. ft.</td>
<td>5,889 sq. ft. - 22,228 sq. ft.</td>
<td>12,320 sq. ft.</td>
</tr>
<tr>
<td>Setback</td>
<td>20-feet</td>
<td>5-feet - 52-feet</td>
<td>10-feet, 4-inches</td>
</tr>
<tr>
<td>House size</td>
<td>2,444 sq. ft.</td>
<td>1,299 sq. ft. - 3,858 sq. ft.</td>
<td>3,609 sq. ft.</td>
</tr>
<tr>
<td>Floor Area Ratio</td>
<td>0.23</td>
<td>0.11 - 0.33</td>
<td>.30</td>
</tr>
<tr>
<td>Number of stories</td>
<td>1- and 2-story</td>
<td>1- and 2-story</td>
<td>2-story</td>
</tr>
</tbody>
</table>

DESIGN ANALYSIS

Site Planning
Are the following items satisfactory and compatible with the project site and surrounding area?

Building Location
☑  yes ☐ n/a ☐ no

If “no” select from below and explain:
☐ Setbacks of buildings on site
☐ Prevailing setbacks on the street
☐ Building and decks follow topography

Garage Location and Driveway
☐ yes ☑ n/a ☐ no

If “no” select from below and explain:
☐ Predominant pattern on block
☐ Compatible with primary structure
☐ Permeable paving material
☐ Decorative paving

Landscape Design
☑  yes ☐ n/a ☐ no

If “no” select from below and explain:
☐ Complementary to building design
☐ Maintains existing trees when possible
☐ Maximizes permeable surfaces
☐ Appropriately sized and located

To preserve the protected trees on the property, conditions are provided to protected measures as conditions have been by incorporated to minimize the project’s impacts to the trees to less than significant levels.
Walls and Fences

☐ yes  ☒ n/a  ☐ no

If “no” select from below and explain:
☐ Appropriate style/color/material
☐ Perimeter walls treated at both sides
☐ Retaining walls minimized
☐ Appropriately sized and located

Determination of Compatibility: Site Planning

The proposed site planning is appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The additions and balcony will be located behind the existing three-car garage maintain the street front setback pattern from the street.
- The project will maintain its interior setback from its closest adjacent neighbor to the west at 6-feet.

Massing and Scale

Are the following items satisfactory and compatible with the project site and surrounding area?

Building Relates to its Surrounding Context

☒ yes  ☐ n/a  ☐ no

If “no” select from below and explain:
☐ Appropriate proportions and transitions
☐ Relates to predominant pattern
☐ Impact of larger building minimized

Building Relates to Existing Topography

☒ yes  ☐ n/a  ☐ no

If “no” select from below and explain:
☐ Form and profile follow topography
☐ Alteration of existing land form minimized
☐ Retaining walls terrace with slope

Consistent Architectural Concept

☒ yes  ☐ n/a  ☐ no

If “no” select from below and explain:
Concept governs massing and height

Scale and Proportion

☒ yes  ☐ n/a  ☐ no

If “no” select from below and explain:
☐ Scale and proportion fit context
☐ Articulation avoids overbearing forms
☐ Appropriate solid/void relationships
☐ Entry and major features well located
☐ Avoids sense of monumentality
Roof Forms
☐ yes  ☐ n/a  ☐ no

If “no” select from below and explain:
☐ Roof reinforces design concept
☐ Configuration appropriate to context

Determination of Compatibility: Mass and Scale

The proposed massing and scale are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:
  • The addition will be set back over 6-feet from the western interior property and approximately 30-feet from the street front property line. The additions will not be visible from the street.
  • The proposed addition is in keeping with the existing two-story, single-family residence and is compatible in terms of mass and scale with adjacent structures.
  • The form of the addition relates well with the overall building concept and surrounding context of the neighborhood.
  • The roof pitch and gable roof design for the addition will match the existing house.

Design and Detailing

Are the following items satisfactory and compatible with the project site and surrounding area?

Overall Design and Detailing
☐ yes  ☐ n/a  ☐ no

Entryway
☐ yes  ☐ n/a  ☐ no

If “no” select from below and explain:
☐ Well integrated into design
☐ Avoids sense of monumentality
☐ Design provides appropriate focal point
☐ Doors appropriate to design

Windows
☐ yes  ☐ n/a  ☐ no

If “no” select from below and explain:
☐ Appropriate to overall design
☐ Placement appropriate to style
☐ Recessed in wall, when appropriate

Privacy
☐ yes  ☐ n/a  ☐ no

If “no” select from below and explain:
☐ Consideration of views from “public” rooms and balconies/decks
☐ Avoid windows facing adjacent windows

Finish Materials and Color
☐ yes  ☐ n/a  ☐ no
If "no" select from below and explain:
☐ Textures and colors reinforce design
☐ High-quality, especially facing the street
☐ Respect articulation and façade hierarchy
☐ Wrap corners and terminate appropriately
☐ Natural colors used in hillside areas

Paving Materials
☐ yes ☒ n/a ☐ no

If "no" select from below and explain:
☐ Decorative material at entries/driveways
☐ Permeable paving when possible
☐ Material and color related to design

Equipment, Trash, and Drainage
☐ yes ☒ n/a ☐ no

If "no" select from below and explain:
☐ Equipment screened and well located
☐ Trash storage out of public view
☐ Downspouts appropriately located
☐ Vents, utility connections integrated with design, avoid primary facades

Ancillary Structures
☐ yes ☒ n/a ☐ no

If "no" select from below and explain:
☐ Design consistent with primary structure
☐ Design and materials of gates complement primary structure

Determination of Compatibility: Design and Detailing

The proposed design and detailing are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The project incorporates design details that are complementary to the existing style of the single-family dwelling, such as stucco, wood fascia and asphalt composition shingles.
- The neighborhood is comprised of a variety of non-descript style dwellings. The proposed first and second level additions are well designed and relate to the context of the surrounding neighborhood.
- The windows and doors will be constructed of vinyl and installed with a flush placement (new construction). These windows will consist of a mix of horizontal sliding and fixed windows.
- The rear deck will be at an elevation higher than the adjoining property to the west and views will be directed over its roof rather than into its windows or yards.
Recommendation / Draft Record of Decision
Based on the above analysis, staff recommends **approval** of the project with **conditions**, as follow:

**Conditions**
1. The applicant shall obtain an indigenous tree permit to perform work near the identified protected tree(s) and adhere to the list of tree protection measures described within the Urban Forester’s comments.

**Attachments**
1. Location Map
2. Neighborhood Survey
3. Photos of Existing Property
4. Reduced Plans
5. Public Works – Urban Forester Comments
6. Arborist Report
LOCATION MAP
1919 Verdugo Loma Dr.
Glendale, CA 91208

APN: 5652-010-042
500' RADIUS
AUGUST 28, 2017

Applicant: Sam Abramyan
10722 Zelzah Ave.,
Granada Hills, CA 91344
<table>
<thead>
<tr>
<th>Lot Size</th>
<th>House Size</th>
<th>% FAR</th>
<th>Survey Back</th>
<th>Number of Stories</th>
<th>Property Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>5'889</td>
<td>1'880</td>
<td>32</td>
<td>5'</td>
<td>2</td>
<td>1879/1881 Verdugo Loma</td>
</tr>
<tr>
<td>7'105</td>
<td>1'299</td>
<td>18.3</td>
<td>5'</td>
<td>1</td>
<td>1887 Verdugo Loma</td>
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<tr>
<td>8'985</td>
<td>1'852</td>
<td>11</td>
<td>11'</td>
<td>1</td>
<td>1905 Verdugo Loma</td>
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<tr>
<td>12'000</td>
<td>2'084</td>
<td>17.4</td>
<td>2'10</td>
<td>1</td>
<td>1904 Verdugo Loma</td>
</tr>
<tr>
<td>11'752</td>
<td>3'858</td>
<td>32.9</td>
<td>2'11</td>
<td>2</td>
<td>1913 Verdugo Loma</td>
</tr>
<tr>
<td>22'284</td>
<td>2'524</td>
<td>11.4</td>
<td>52</td>
<td>2</td>
<td>1900 Kirby Rd.</td>
</tr>
<tr>
<td>12'320</td>
<td>3'609</td>
<td>2'7</td>
<td>29.7</td>
<td>2</td>
<td>1919 Verdugo Loma</td>
</tr>
</tbody>
</table>

Glenada Hills, CA 91344
10722 Zelzah Av.
Applicant: Sam Abramyan

August 28, 2017
APN: 5652-010-042
1919 Verdugo Loma Dr.
Survey List
VICINITY & PHOTOGRAPHIC SURVEY MAP

1919 Verdugo Loma Dr.
Glendale, CA 91208

Applicant: Sam Abramyan
10722 Zelzah Av.
Granada Hills, CA 91344

APN: 5652-010-042
300' RADIUS
AUGUST 28, 2017
HOUSE ADDITION FOR MR. SAHAKYAN

SUMMARY
LOT AREA = 12,320 S.F.
LOT ZONE = R-1
RESIDENTIAL FLOOR AREA CALCULATION (RFA)
LOT AREA = 12,320 S.F.

1ST FLOOR
(E) 1ST FLOOR = 1,863 S.F.
(G) ADDITION = 636 S.F.
(E) 3 CAR GARAGE = 762.4 S.F.
PROPOSED DECK = 847.6 S.F.
TOTAL 1ST FL. ADDITION = 636 S.F.
TOTAL 1ST FL. AREA = 2,499 S.F.

2ND FLOOR
(E) 2ND FLOOR = 978 S.F.
(G) ADDITION = 122 S.F.
(G) BALCONY = 847.6 S.F.
TOTAL 2ND FL. ADDITION = 132 S.F.
TOTAL 2ND FL. AREA = 1,877 S.F.
TOTAL ADDITION TO EX. HOUSE = 656 + 132 = 788 S.F.

TOTAL HOUSE = 3,609 S.F.
F.A.R. = 3,609 / 12,320 = 29.3% < 45%
LOT COVERAGE = 3,261.4 / 12,320 = 26.5% < 40%

BUILDING TYPE
TYPE V NON-RATED CONSTRUCTION V-B

BUILDING USE
TWO STORY, SINGLE FAMILY DWELLING W/ ATTACHED GARAGE

LEGAL DESCRIPTION
LOT NO. = 3
TRACT = 20990
APN = 5652-018-042

LEGEND

ARCHITECTURAL:

A-0.0 TITLE SHEET, SCHEDULE, ETC
A-0.1 ELEVATIONS
A-0.2 GENERAL NOTES
A-0.3 EXISTING, DEMOLITION, & FIRST FLOOR PLAN
A-0.4 PROPOSED FIRST FLOOR PLAN
A-0.5 PROPOSED SECOND FLOOR PLAN
A-0.6 EXISTING & NEW ROOF PLANS
A-0.7 ELEVATIONS
A-0.8 SECTION
A-0.9 TITLE 24 ENERGY CALCULATIONS

SCOPE OF WORK
1. 636 s.f. ADDITION TO FIRST FLOOR
2. 132 s.f. ADDITION TO SECOND FLOOR

PLOT PLAN
DATE:        DUE DATE:
TO: Please see below.

FROM: ___________________________       Tel. # ________________

PROJECT ADDRESS: 1919 Verdugo Loma

Applicant: ___________________________________________

Property Owner: ______________________________________

PROJECT DESCRIPTION: ______________________________________

PLEASE CHECK:

_____ A. CITY ATTORNEY

_____ B. COMMUNITY DEVELOPMENT:
• (1) Building & Safety
• (2) Economic Development
• (3) Housing
• (4) Neighborhood Services
• (5) Planning & Urban Design
  EIF/Historic District

_____ C. INFORMATION SERVICES (Wireless Telecom)

_____ D. COMMUNITY SERVICES/PARKS:

_____ E. FIRE ENGINEERING (PSC)

_____ F. GLENDALE WATER & POWER:
• (1) Water
• (2) Electric

_____ G. INFORMATION SERVICES

_____ H. PUBLIC WORKS (ADMINISTRATION):
• (1) Engineering & Environmental Management
• (2) Traffic & Transportation
• (3) Facilities (city projects only)
• (4) Integrated Waste
• (5) Maintenance Services/Urban Forester

_____ I. GLENDALE POLICE

_____ J. OTHER:

_____ K. OTHER:
• (1) STATE-Alcohol Beverage Control (ABC)
• (2) CO Health dept.
• (3) City Clerk’s Office

ENTITLEMENT(S) REQUESTED

Variance Case No.: ____________________________

Tentative Tract/Parcel Map No.: ____________________________

AUP/CUP Case No.: ____________________________

Zone Change/GPA: ____________________________

ADR/DRB Case No.: ____________________________

Other ____________________________
INTER-DEPARTMENTAL COMMUNICATION
PROJECT CONDITIONS AND COMMENTS

Project Address: 1919 Verdugo Loma
Project Case No.: PDRNRAF1722027

NOTE: Your comments should address, within your area of authority, concerns and potentially significant adverse physical changes to the environment regarding the project. You may also identify code requirements specific to the project, above and beyond your normal requirements. Applicant will be informed early in the development process. You may review complete plans, maps and exhibits in our office, MSB Room 103. We appreciate your consideration and look forward to your timely comments. Please do not recommend APPROVAL or DENIAL. For any questions, please contact the Case Planner ASAP, so as not to delay the case processing.

COMMENTS:

☐ This office DOES NOT have any comment.
☒ This office HAS the following comments/conditions. ☐ (See attached Dept. Master List)

Date: 03/28/2018
Print Name: Jeremy Cawn
Title: Arborist Technician/Fire Prevention Inspector Dept. PWMS/GFD Tel.: 7716

a. ADDITIONAL COMMENTS:

☒ 1. The property of the proposed addition is located mid-slope on a West facing aspect of the San Rafael Hills. The original terrain of the property and the adjacent properties has been heavily modified from the construction of the nearby 2 Highway and the development of the property for the existing house. Only a portion of the original terrain (mainly at the perimeter of the property) remains while most of space on the property is divided between two large levelled terraces. There are three large open space areas on the property. One is the generally level front yard that covered with a mix of unmaintained ornamental plans and weeds. Another is the long grass driveway east of the house that is covered with a mix of low grass and herbaceous plants. The final open space is the hillside separating this property from the adjacent properties on Verdugo Loma, Verdugo Vista, and Kirkby Rd. This area is vegetated with a cluster of mature native Oak trees. The following comments are based on a visit to the property and a review of the site plans.

Indigenous Tree Ordinance: There are three protected indigenous trees on or near the property. All three are mature Coast Live Oak trees located on the hillside at the rear of the property. The site plans accurately show and label all three trees but the driplines are not drawn. Arsen Margossian submitted an indigenous tree report on February 12, 2018. The indigenous tree report contains a tree map for the property that includes all of the required information. No protected trees are proposed for removal. Only one of the protected trees on the property will be encroached by the proposed construction, a portion of the addition falls within South side of the dripline of Tree #1. The overall encroachment is minor (+/- 10% of the total area within the dripline) and the proposed construction does not appear to come within ten feet of the tree trunk. The main concern would the construction of the foundation for the addition, in particular the portion of the foundation within the dripline of the nearby Oak trees. Because of the steep slope to the West of the trunk, the majority of the root system for Tree #1 is likely located beneath the levelled pad of the rear yard and house. This means that any root damage or root loss from the construction of the foundation would be more significant than for tree of a similar size with a more evenly distributed root system. Using caissons or piers for the foundation instead of a continuous wall would reduce the risk of damaging the root system of Tree #1. Additional protective measures, such as fencing along the border of
the construction site, will help reduce the risk of soil and root damage beyond the footprint of the addition. The crown of Tree #1 is located more than ten feet above the portion of the addition near the tree and no trimming is permitted for this project.

Forestry can support the addition as proposed with the following conditions. The site plans submitted for approval by the City must accurately show the location of all of the protected Oak trees on or within 20' of the property line. This includes properly labelling the trees and drawing the approximate outline of each Oak trees dripline. The applicant also must obtain an indigenous tree permit to perform work near a protected tree. This indigenous tree permit will contain a detailed list of tree protection measures that were briefly described above.

b. CASE SPECIFIC CODE REQUIREMENTS: (these are not standard code requirements)

1. 

c. SUGGESTED CONDITIONS: (may or may not be adopted by the Hearing Officer)

1. 
INTERDEPARTMENTAL COMMUNICATION
ENVIRONMENTAL IMPACT COMMENTS

(PLEASE SEND OUT THIS FORM ONLY WHEN ENVIRONMENTAL IMPACT COMMENTS ARE NEEDED.)

Location: __________________________________________________________

_____ The project **would not** have adverse environmental effects on areas regulated by this Division/Section.

_____ The project **would** have potential environmental impacts on areas regulated by this Division/Section identified below.

POTENTIAL ENVIRONMENTAL IMPACT(S):


PROPOSED MITIGATION MEASURE(S):
The following mitigation measures are required to reduce adverse environmental effects to less than significant. (Please do not include code requirements listed in comment below):


ADDITIONAL COMMENTS:


CASE No.: __________ Property Address: ________________________________

Name/Signature________________________________ Date:_________________

Title:________________________Dept._____________Tel. (Ext.):______________
POINT PERSON – DEPARTMENTS/DIVISION

CITY ATTORNEY – GILLIAN VAN MUYDEN (Miah Yun and Yvette Neukian, Alternates), MICHAEL GRANT (For Massage CUP Applications only)

CITY CLERK – KAREN CRUZ

COMMUNITY DEVELOPMENT:
  Building and Safety - SARKIS HAIRAPETIAN
  Neighborhood Services – JACKIE JOUHARIAN, and RENE SADA (Seda Sardarian, Alternate)
  Design Review & Historic (Glendale Register & Historic Districts) – JAY PLATT
  Economic Development – DARLENE SANCHEZ
  Housing – PETER ZOVAK

COMMUNITY SERVICES AND PARKS – ARSINE ISAYAN

INFORMATION SERVICES DEPT.
  Wireless Communications – GORDON ARNOLD

FIRE ENGINEERING – JEFF HALPERT

GLENDALE WATER AND POWER:
  Water – GERALD TOM and SEDA BOGHOSIAN (Raja Takidin, Alternate)
  Electric – HOVSEP BARKHORDARIAN, BELINDA ORTIZ and MIGUEL NAVARRETE

POLICE – LT. ANDREW JENKS (Zazil Avila, C.S.O., Alternate)

PUBLIC WORKS:
  Engineering (Land Development) – CHRIS CHEW and RUEL VILLALUNA
  Traffic & Transportation– PASTOR CASANOVA and LARRY TAY
  Integrated Waste – CHRIS MARCARELLO
  Maintenance Services/Street & Field/Urban Forester – DAN HARDGROVE
  and JEREMY CAWN
  Facilities (City projects) – KEVIN TODD

OTHERS:
STATE ABC – PATRICIA HALPIN (Patricia.Halpin@abc.ca.gov), VILMA RIVERA (Vilma.Rivera@abc.ca.gov), BEATRICE LENES (Beatrice.Lenes@abc.ca.gov)

LA Co. Health Dept. –
TRIBAL CONSULTATION (EIF Applications) –
  CAITLIN B. GULLEY (Tribal Historic and Cultural Preservation Officer, Fernandeno Tataviam Band of Mission Indians), and
  JOSEPH ONTIVEROS (Cultural Resource Director, Soboba Band of Luiseno Indians)
(Sample Letters on Planning Share: ..\..\..\..\..\Environmental\Tribal Consultation Sample Letters)
INDIGENOUS TREE REPORT
for
Property
at
1919 Verdugo Loma Drive
Glendale, CA 91208
(APN#: 5652-010-042)

Prepared for:

Mr. Hamlet Sahakyan
1919 Verdugo Loma Dr.
Glendale, CA 91208
(818 523 3959)

February 12, 2018

Prepared by:

Arsen Margossian, Consulting Arborist
Bardez Landscape Services, Inc.
ISA Certified Arborist (# WE-7233A)
Member, American Society of Consulting Arborists
ISA Tree Risk Assessment Qualified (TRAQ)
California Licensed Pest Control Adviser (#071429)
3512 Rosemary Avenue
Glendale, CA 91208
818 669 6469
arsenm@pacbell.net

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SUMMARY

I was contacted by Mr. Hamlet Sahakyan, to write an Indigenous Tree Report (ITR), evaluating the impact of a construction project on an oak tree at his residence, located at 1919 Verdugo Loma Drive, in Glendale, CA.

The reason for this report is the addition of additional living area to the existing two story single-family residence.

Based on my visual examination conducted on February 2, 2018, there is one indigenous oak tree in the vicinity of the proposed construction area.

And based on the proposed site plan, the impact to the tree should be minimal.
INTRODUCTION

Background

Mr. Hamlet Sahakyan asked me if I would be interested in preparing an indigenous tree report for his residential property, located at 1919 Verdugo Loma Dr., in Glendale, CA.

After discussing my fees, I agreed to examine the trees and write a report of my findings, giving my professional opinion and evaluating the subject tree.

Assignment

I agreed to perform the following:

- Inspect and evaluate the trees.
- Submit a written report of my observations and findings.
- Make appropriate recommendations if needed, based on my findings.

Limits of the Assignment

This report and the observations included herein are based on my visit to the site on February 2, 2018.

This arborist report was performed entirely at ground level. The inspection and evaluation of the trees were limited to visual examination of accessible items without dissection, probing or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees or property in question may not arise in the future.
Purpose and Use of the Report

A residential remodeling project has been planned for the existing single-family residence.

The construction of additional living area to the existing house will encroach into the drip line of a nearby oak tree.

The purpose of this report is to present the evaluation of the oak tree on the lot, and the impact of the proposed construction project on this tree.

This report is intended for the exclusive use of Mr. Hamlet Sahakyan and his representatives. Upon submission, this report will become their property; therefore, its use will be at their discretion.

OBSERVATIONS

General Site Observations

The property address is 1919 Verdugo Loma Drive., City of Glendale, County of Los Angeles, California, 91208.

The Assessor’s Parcel Number (APN) is: 5652-010-042.

The lot is located in the Verdugo Woodlands area of the City of Glendale. Situated on a natural hill with decreasing grade from the east side toward the west side, as well as decreasing grade from the north toward the south side, the existing single-family two-story house is located on the north side of the cul-de-sac.

The Verdugo Loma Rd is right north of Glendale Community College. The nearby cross-street is Verdugo Road.

Access to the area is from the Glendale (2) Freeway, off from Mountain Street.

The existing structure has a total living area of 2,841 sq. ft. on a total lot area of little over 12,300 sq. ft. It is being proposed to add 636 sq. ft. on the first floor and 132 sq. ft. on the second floor. The resulting total living space would be 3,609 sq. ft., without the attached garage.
I took several photographs of the existing trees and the lot (Appendix II), took measurements and used the provided site plan for the location and canopy spread of the trees (Appendix III).

**Tree Evaluation.**

According to City of Glendale Tree Ordinance (Title 12), "Protected indigenous tree" or "tree" means any tree with a trunk which is six (6) inches or more in diameter as measured at a height of fifty-four (54) inches above the lowest point where the trunk meets the soil; or in case of a tree with more than one (1) trunk, whose combined diameter of any two (2) trunks is at least eight (8) inches in diameter as measured at a height of fifty-four (54) inches above the lowest point where each trunk meets the soil, which is one (1) of the following Southern California native tree species: California Live Oak (*Quercus agrifolia*), Scrub Oak (*Quercus berberidifolia*), Valley Oak (*Quercus lobata*), Mesa Oak (*Quercus engelmannii*), California Bay (*Umbellularia californica*), and the California Sycamore (*Platanus racemosa*).

As surveyed and observed, there are three California Live oak trees on the property, one of which is in the vicinity of the proposed addition. The other two trees are located on the hill overlooking the north side.

Other than the indigenous trees, there is a pine tree, a palm tree and a Norfolk pine tree.

Tree diameter at breast height or at 54 inches from grade (DBH) was measured with a Lufkin diameter tape. Tree height was estimated.

Canopy spread was measured with a Stanley measuring tape. A drawing to scale of the trees' drip line is attached to this report (Appendix III, Site Plan).

The characteristics of the trees are summarized in the Protected Tree Survey (Appendix I). Only the tree close to the proposed construction footprint is discussed in detail in this report. The other two oak trees were measured and their characteristics included in the tree survey.

This California Live oak tree (Tree #1) is located close to the northwest area of the property, on the downhill slope toward the property on the west side. The edge of the trunk is only four feet away from the retaining wall of the backyard patio area.
The single twisted trunk has a DBH of 30 inches.

Over the years some of the main scaffold branches have been cut back; at five feet from grade, a branch of about 12 inches girth has been cut long time ago. Another one of about six inches girth has been cut not long ago.

As the west leaning main trunk extends upward, more recently, a 14 inches diameter secondary stem has been cut back, and the stub is still left on the tree.

The height of the tree is about 25 feet.

Some partial buttress roots are visible at the base of the trunk.

The tree has an uneven crown. Branches extend 18 feet toward the north and south directions, while toward the east side, the spread is from five to eleven feet, and toward the west side, the branches reach the property line at 15 feet away.

Overall, the main trunk divides to well-spaced and structured main branches without the phenomenon known as included bark at the crotches, an indication of strong attachment.

The tree has acceptable foliage density, but with symptoms of insect damage. There is also some leaf scorch present in the crown, an indication of bacterial infection.

Most of the bark is normal, and there are no decay cavities on this tree. However, there is some deadwood in the crown.

The overall vigor of this tree is average.

On a 0 to 5 scale (0 being dead and 5 being excellent), the condition rating for this tree is 3 (Average).

CONSTRUCTION IMPACT AND HEALTH MITIGATION OF THE SUBJECT TREE

As indicated earlier, construction activity is being proposed within a small section of the dripline of one of the three oak trees on the property.
When trenching for the foundation of the additional living space, some major structural and anchoring roots might be encountered. It is my professional opinion that an initial investigative hand excavation be done, to confirm the presence or absence of these roots. If there is a significant number of structural roots, then it will be best to use the system of pile and grade beam for the foundation. This procedure will minimally damage the roots. And if there are not many structural roots, then it will be possible to wrap and box the roots, i.e. pouring the concrete for the foundation over boxed roots. And if there are a handful of roots, cutting them will only be removing a very small portion of the roots, and this should not negatively impact the tree.

Both these procedures will preserve the integrity of the main roots and enable the tree to maintain its structural integrity.

And as for canopy clearance, the existing lowest branches are 15 feet above grade of the second story floor, so no removal of crown volume is anticipated.

And to ensure that the tree is not further impacted by any construction activity during the construction phase, a Tree Protection Zone (TPZ) should be established on the south side of the tree. The tree protection zone (TPZ) will consist of plastic orange fencing, installed as close as possible to the proposed foundation, and should extend from the retaining wall on the east side of the tree trunk, to the property line on the west side (see illustration on site plan.) The purpose of the TPZ is to prevent compaction, storage of material and dumping of debris and trash.

CONCLUSION

This tree report will be reviewed by the Urban Forestry Department of the City of Glendale. Changes or additions might be mandated if needed.

It is my professional opinion that the site improvement project is being planned in a way to minimize impact on the preserved-in-place oak tree.

Exploratory digging to determine the presence of major structural roots will determine the best manner to decide on the nature of the foundation to be used.

I would strongly advise the help of a consulting arborist throughout the project to ensure a successful outcome.
## PROTECTED TREE SURVEY

(All trees are California Live Oak)

<table>
<thead>
<tr>
<th>Tree #</th>
<th>Diameter (DBH) (inches)</th>
<th>Height (feet)</th>
<th>Spread (feet)</th>
<th>Condition Rating</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>30</td>
<td>25</td>
<td>36</td>
<td>3</td>
<td>Impacted/Preserved</td>
</tr>
<tr>
<td>2</td>
<td>30 (7x2&quot; &amp; 4x4&quot;)</td>
<td>20</td>
<td>25</td>
<td>3</td>
<td>Not Impacted</td>
</tr>
<tr>
<td>3</td>
<td>16</td>
<td>40</td>
<td>35</td>
<td>4</td>
<td>Not Impacted</td>
</tr>
</tbody>
</table>

Condition Rating: 5 = Excellent, 4=Good, 3=Average, 2=Fair, 1=Poor, 0 = Dead
Appendix II

View of the property from the street.

(This and the following photographs were taken on February 2, 2018.)
Tree #1 as seen from the east side.
Tree #1 seen from the north side.
Tree #1 seen from the south side.
Tree #2 on the left side and Tree #3 on the right side as seen from the west side.
Appendix III

SITE PLAN

(See in back pocket.)
# Glossary

<table>
<thead>
<tr>
<th>Term</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Buttress Root</strong></td>
<td>A large woody root located at the base of the trunk that helps to support the tree and equalize mechanical stress; root collar or root flare.</td>
</tr>
<tr>
<td><strong>Canopy</strong></td>
<td>Parts of the tree above the trunk that includes the leaves and branches.</td>
</tr>
<tr>
<td><strong>Cavity</strong></td>
<td>An open wound or hollow, usually associated with decay.</td>
</tr>
<tr>
<td><strong>Condition Rating</strong></td>
<td>The condition of a tree expressed as percentage of ideal for that species.</td>
</tr>
<tr>
<td><strong>Crotch</strong></td>
<td>Area where a branch divides.</td>
</tr>
<tr>
<td><strong>Crown</strong></td>
<td>The above ground portion of the tree that includes the branches and the leaves.</td>
</tr>
<tr>
<td><strong>Deadwood</strong></td>
<td>Dead branches remaining attached within the canopy of the tree.</td>
</tr>
<tr>
<td><strong>Decay</strong></td>
<td>The gradual decomposition of organic matter.</td>
</tr>
<tr>
<td><strong>Diameter at Breast Height (DBH)</strong></td>
<td>Basic measure of tree girth usually at 4.5 feet above ground level.</td>
</tr>
<tr>
<td><strong>Drip Line</strong></td>
<td>Perimeter of the area under a tree delineated by the crown.</td>
</tr>
<tr>
<td><strong>Foliage</strong></td>
<td>The leaves in the canopy of the tree.</td>
</tr>
<tr>
<td><strong>Included Bark</strong></td>
<td>Bark that becomes embedded in a crotch between branch and trunk or between co-dominant stems and causes a weak structure.</td>
</tr>
<tr>
<td><strong>Leaf Scorch</strong></td>
<td>Browning of leaf tips and margins caused by bacteria.</td>
</tr>
<tr>
<td><strong>Scaffold Branch</strong></td>
<td>A permanent, main branch in the crown of a tree which supports many smaller branches and helps to form the shape of the crown.</td>
</tr>
<tr>
<td><strong>Stub</strong></td>
<td>The end of a cut branch left in place.</td>
</tr>
<tr>
<td><strong>Vigor</strong></td>
<td>Overall health of a tree; the capacity to grow and resist physiological stress.</td>
</tr>
</tbody>
</table>
Assumptions and Limiting Conditions

This arborist report and any values expressed herein represent my personal opinion and my fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

The information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection.

I certify that I have no personal interest in or bias with respect to the subject matter of this report. I have inspected the subject trees, and to my knowledge and belief, all statements and information in this report are true and correct.

This arborist report was performed entirely at ground level. The inspection and evaluation of the trees were limited to visual examination of accessible items without dissection, probing or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the tree or property in question may not arise in the future.
Certification of Performance

I, Arsen Margossian, certify:

- That I have personally inspected the trees and/or property referred to in the report, and have stated my findings accurately. The extent of the evaluation is stated in the attached report and the Terms of Assignment;

- That I have no current or prospective interest in the vegetation on the property that is the subject of this report and have no personal interest or bias with respect to the parties involved;

- That the analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and facts;

- That my analysis, opinions and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices;

- That no one provided significant professional assistance to me, except as indicated within the report;

- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results if the assignment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member in good standing of the American Society of Consulting Arborists (ASCA), International Society of Arboriculture (ISA) and the Tree Care Industry Association (TCIA). I am an ISA Certified Arborist (#WE-7233A), an ISA Tree Risk Assessment Qualified (TRAQ) and California Licensed Pest Control Adviser (#71429) and California Licensed Forestry Pesticide Applicator (#121525).

Signed: [Signature]

Date: February 12, 2018
Copies of Licenses

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**ISA Certified Arborist**
ISA Tree Risk Assessment Qualified

**International Society of Arboriculture**

**DEPARTMENT OF PESTICIDE REGULATION LICENSING/CERTIFICATION PROGRAM**

**PCA**
Agricultural Pest Control Operator License

**LICENSE # 71429**
Categories: AB

**EXPIRES: 12/31/2019**
Issued 1/1/2018

**ARSEN MARGOSSIAN**
3012 ROSEMARY AVE.
GLENDALE, CA 91205

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**DEPARTMENT OF PESTICIDE REGULATION LICENSING/CERTIFICATION PROGRAM**

**QAL**
Qualified Applicator License

**LICENSE # 121525**
Categories: BCEN

**EXPIRES: 12/31/2019**
Issued 1/1/2018

**ARSEN MARGOSSIAN**
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GLENDALE, CA 91205

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