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IMEGCORP  
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263 SHUMAN BOULEVARD SUITE 550  
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630-753-8551

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ARUN GARG  
PROJECT MANAGER/ LED ELECTRICAL ENGINEER  
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CDR WEST  
A.J. CALABRESE  
PROJECT MANAGER  
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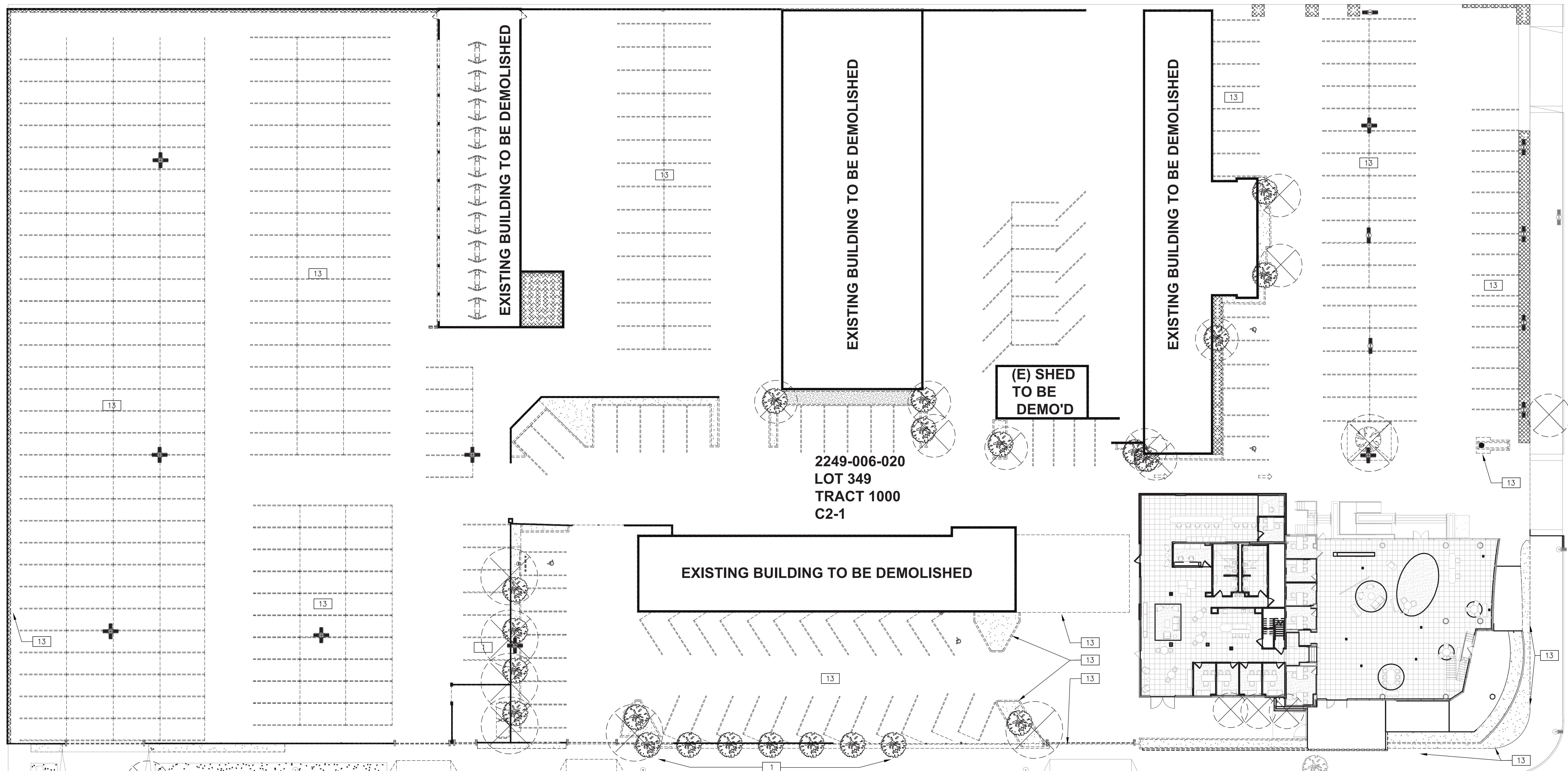
5201 VANS NUYS BOULEVARD  
LOS ANGELES, CA

LAX24-0110  
11.07.2025

DISCLAIMER: THIS CONCEPTUAL DESIGN IS BASED UPON A PRELIMINARY REVIEW OF ENTITLEMENT REQUIREMENTS AND ON UNVERIFIED AND POSSIBLY INCOMPLETE SITE AND/OR BUILDING INFORMATION, AND IS INTENDED MERELY TO ASSIST IN EXPLORING HOW THE PROJECT MIGHT BE DEVELOPED. SIGNAGE SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND DOES NOT NECESSARILY REFLECT MUNICIPAL CODE COMPLIANCE.



WARE MALCOMB



#### SITE PLAN NOTES

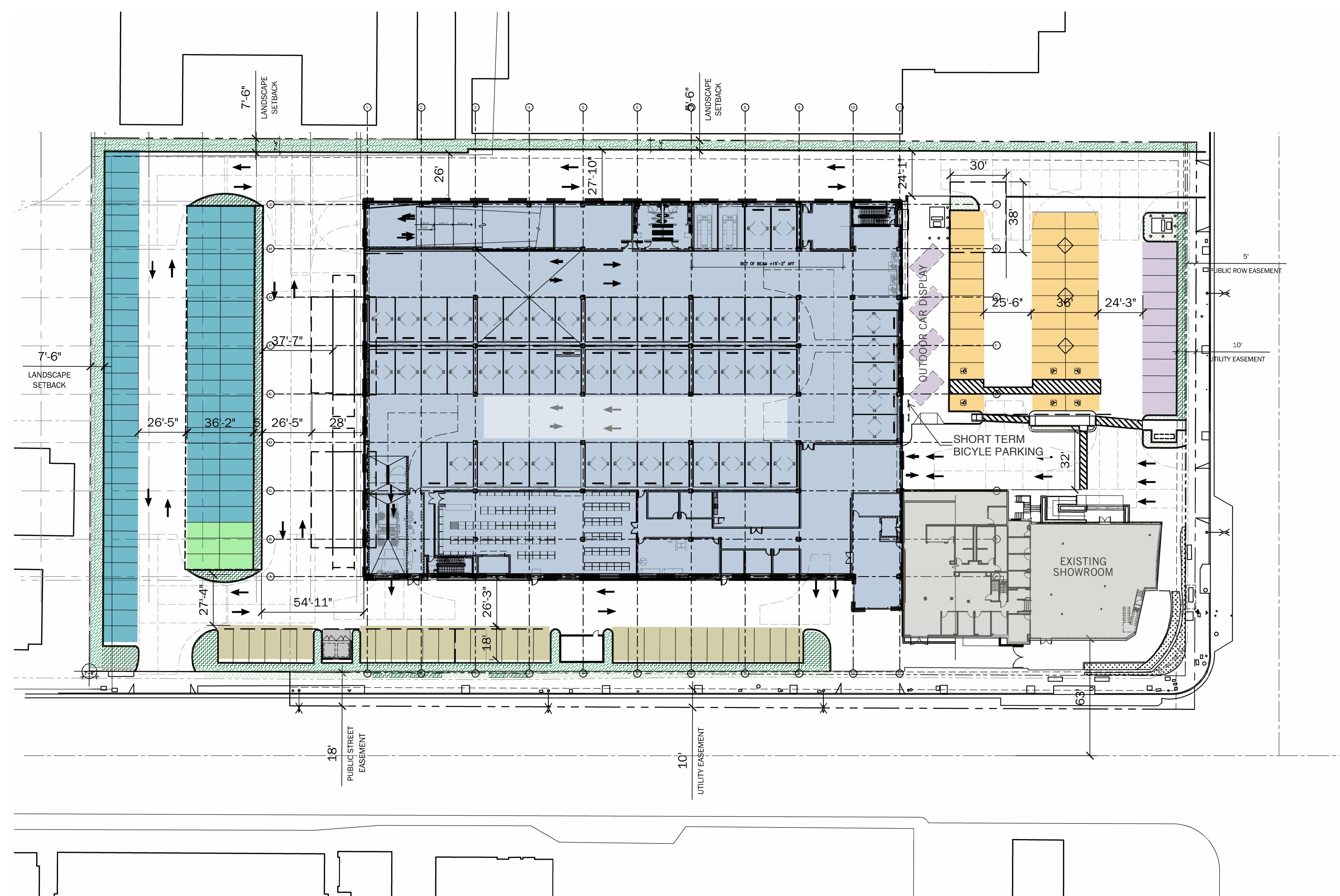
- 1 EXISTING TREE TO BE REMOVED.
- 2 EXISTING CONCRETE SIDEWALK TO BE REMOVED.
- 3 EXISTING CURB TO BE MODIFIED TO ACCEPT NEW ADA ACCESSIBLE RAMP.
- 4 ROUNDED EDGES OF CONCRETE WALK TO BE SQUARED OFF AT 90 DEGREES. MATCH EXISTING CONCRETE. PATCH AND REPAIR AS REQUIRED.
- 5 PORTION OF SIDEWALK TO BE REMOVED.
- 6 EXISTING SITE WALL TO BE REMOVED.
- 7 DEMOLITION OF CURB FOR NEW CURB RAMPS AND ADA COMPLIANT PATH TO STREET.
- 8 REMOVE GRASS AND RE-GRADE AS REQUIRED.

#### DEMOLITION SUMMARY TABLE

EXISTING SQUARE FOOTAGE	36,537 SF
EXISTING SERVICE SHOP DEMOLITION	5,551 SF, ENTIRE BUILDING TO BE DEMOLISHED
EXISTING SERVICE SHOP DEMOLITION	8,582 SF, ENTIRE BUILDING TO BE DEMOLISHED
EXISTING SERVICE SHOP DEMOLITION	3,905 SF, ENTIRE BUILDING TO BE DEMOLISHED
EXISTING SERVICE SHOP DEMOLITION	4,016 SF, ENTIRE BUILDING TO BE DEMOLISHED
EXISTING SHOWROOM (TO REMAIN)	14,483 SF
TOTAL DEMOLITION	22,054 SF

#### SITE LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING LIGHT POLE TO BE REMOVED
- EXISTING LIGHT POLE TO BE REMOVED



PROPOSED FLOOR SQUARE FOOTAGE		
BUILDING	LEVEL	PROPOSED SQUARE FEET
<b>ADMINISTRATION</b>		
OFFICE	FIRST LEVEL	215
OFFICE	FIRST LEVEL	215
OFFICE	FIRST LEVEL	289
NEW VEHICLE DISPLAY	FIRST LEVEL	1038
PARTS MGR	FIRST LEVEL	223
PARTS WAREHOUSE	FIRST LEVEL	4099
PARTS WAREHOUSE	FIRST LEVEL	384
CORRIDOR	FIRST LEVEL	1084
BREAK ROOM	FIRST LEVEL	875
SPECIAL TOOLS	FIRST LEVEL	243
WASH TUNNEL	FIRST LEVEL	896
PREP AREA	FIRST LEVEL	397
SERVICE WORKING BAYS	FIRST LEVEL	21174
HEAVY TOOLS	FIRST LEVEL	1545
RESTROOMS	FIRST LEVEL	753
<b>TOTAL FIRST FLOOR</b>		<b>33,430</b>

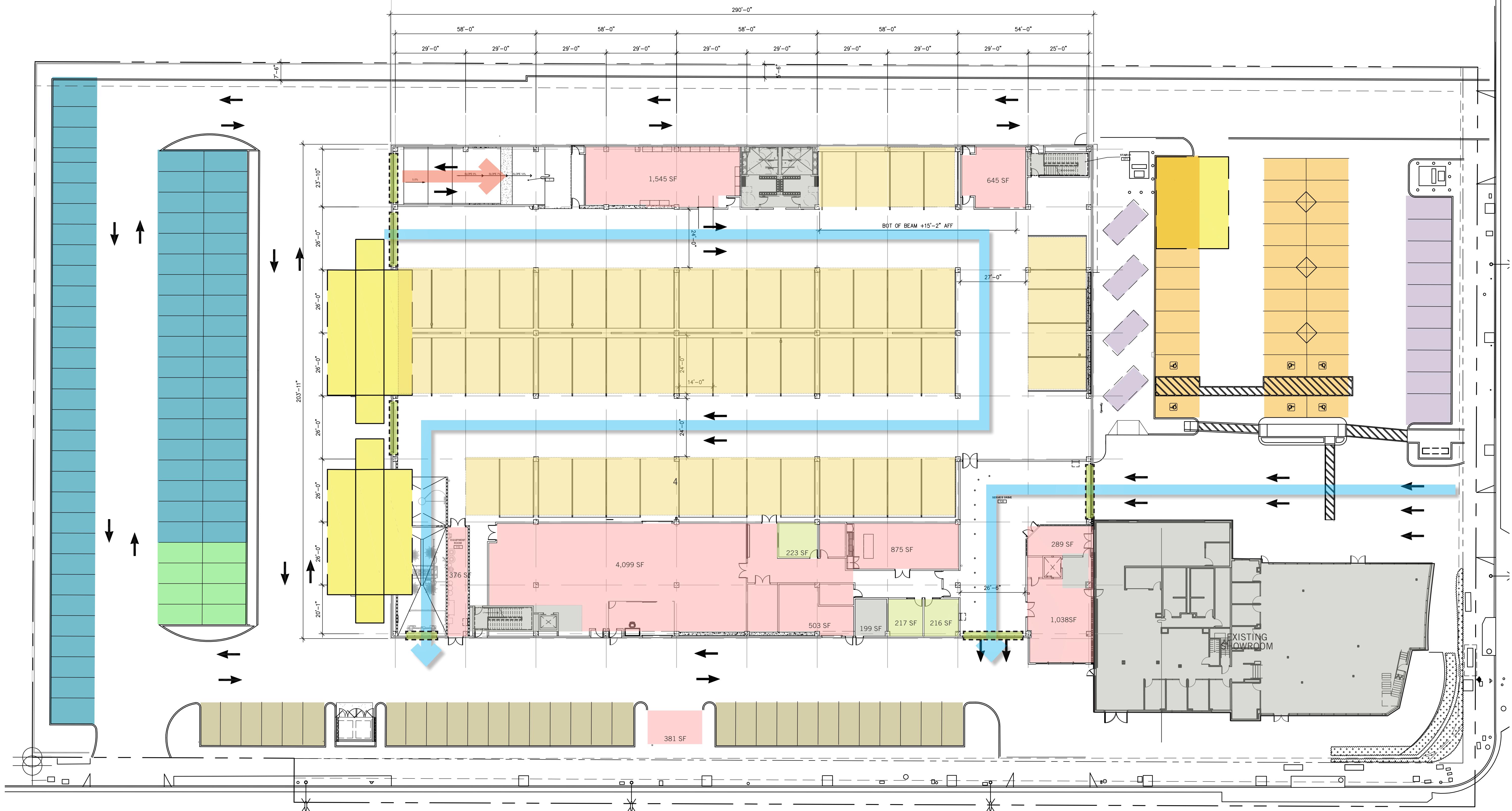
BUILDING	LEVEL	PROPOSED SQUARE FOOTAGE
<b>ADMINISTRATION</b>		
VESTIBULE	SECOND LEVEL	553
EQUIPMENT	SECOND LEVEL	1270
TIRE STORAGE	SECOND LEVEL	3502
EQUIPMENT	SECOND LEVEL	417
<b>TOTAL SECOND FLOOR WITH DEDUCTION</b>		<b>5,742</b>
BUILDING	LEVEL	PROPOSED SQUARE FOOTAGE
<b>ADMINISTRATION</b>		
VESTIBULE	THIRD LEVEL	533 SF
<b>BUILDING AREA TOTAL</b>		<b>533</b>
<b>TOTAL THIRD FLOOR WITH DEDUCTION</b>		<b>533</b>
<b>TOTAL BUILDING AREA AFTER</b>		<b>39,705</b>

DEVELOPMENT STANDARDS	
Zoning	Jurisdiction Los Angeles, CA C2-1VL
Zoning Designation	1.50 45 FT 3 Stories
Max F.A.R	8.33X18
Max Height	7.5X15
Max Stories	40%
Building Setbacks	Front Side Rear None None None
Parking Standards	Min Stall Size Min Compact Size Max Compact % 8.33X18 7.5X15 40%
Fire Lane	28 FT
Required Parking	Commercial & Industrial Buildings - LAMC 12.21 A.4.c. 1/500 SF
Site Summary	Site Summary APN(s): 2249-006-020 Lot 379, Tract 1000 Gross Site Area 179,612 SF Stormwater Management 0 SF Net Site Area 179,612 SF 4.12 AC 4.12 AC
Total Building Area(s)	Zoning Square Footage 53,986 SF
FAR	Gross 0.29
Provided Landscape	11,135 SF
Building Summary	Gross Floor Area 68,497 SF
Building Area(s)	Cars Required 108 Stalls
Required Bicycle Parking - LAMC 12.21 A.4.	Required Bicycle Parking - LAMC 12.21 A.4. Short-Term Long-Term Total 1/10,000 SF 1/10,000 SF 5 5 10
Required Bicycle Parking - LAMC 12.21 A.4.	1 stall / 4 bikes (20% max)
Req'd parking (pre-deduction)	108
Vehicular Reduction	-3
Req'd parking (post-deduction)	105 Stalls
Parking Tabulation	Employee Parking 69 Stalls Guest Parking 33 Stalls Service/Parts Parking 54 Stalls Total Parking Provided 156 Stalls
Car Service Bays	54 Bays
Vehicle Inventory	302 Units
Vehicle Display	18 Units
Total Parking including Inventory/Display	320 Units

Notes

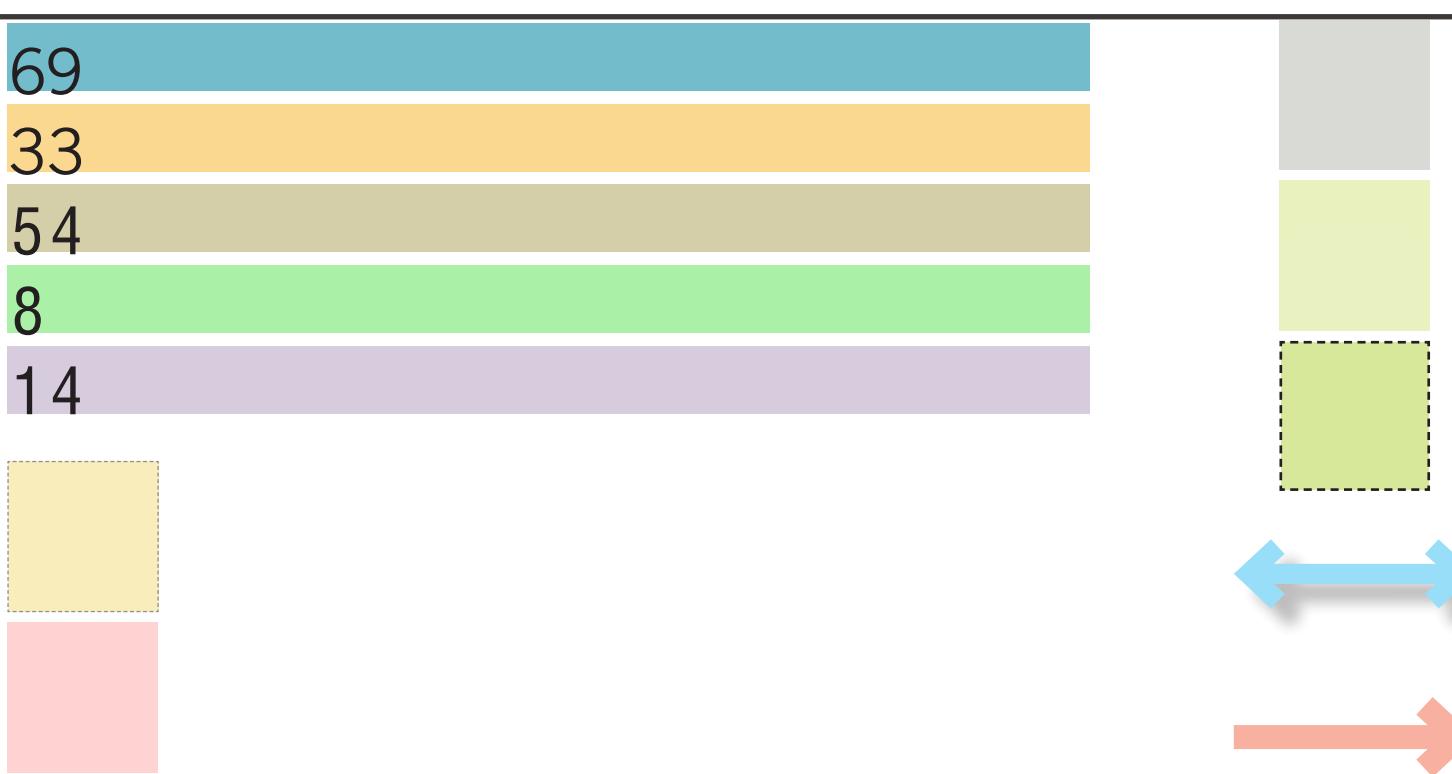
1. None for commercial. Same as R4 Zone for residential uses at lowest residential story
2. 1 Per 2,000 of Outdoor vehicles sales area (min. 2 stalls) + parking as required for the building
3. Varies depending on stall width see L.A.M.C. 12.21A5 DOCUMENT NO.: P/ZC 2023-001 for details
4. In parking areas or garages containing 10 or more spaces for other than dwelling uses, up to 40% of the total required parking spaces and 100% of the non-required parking spaces may be compact. For dwelling uses, all parking stalls in excess of one stall per unit may be compact. Unless specified otherwise, required guest parking spaces may be compact spaces.
5. 1/500 for the first 10,000 plus 1/5000 thereafter

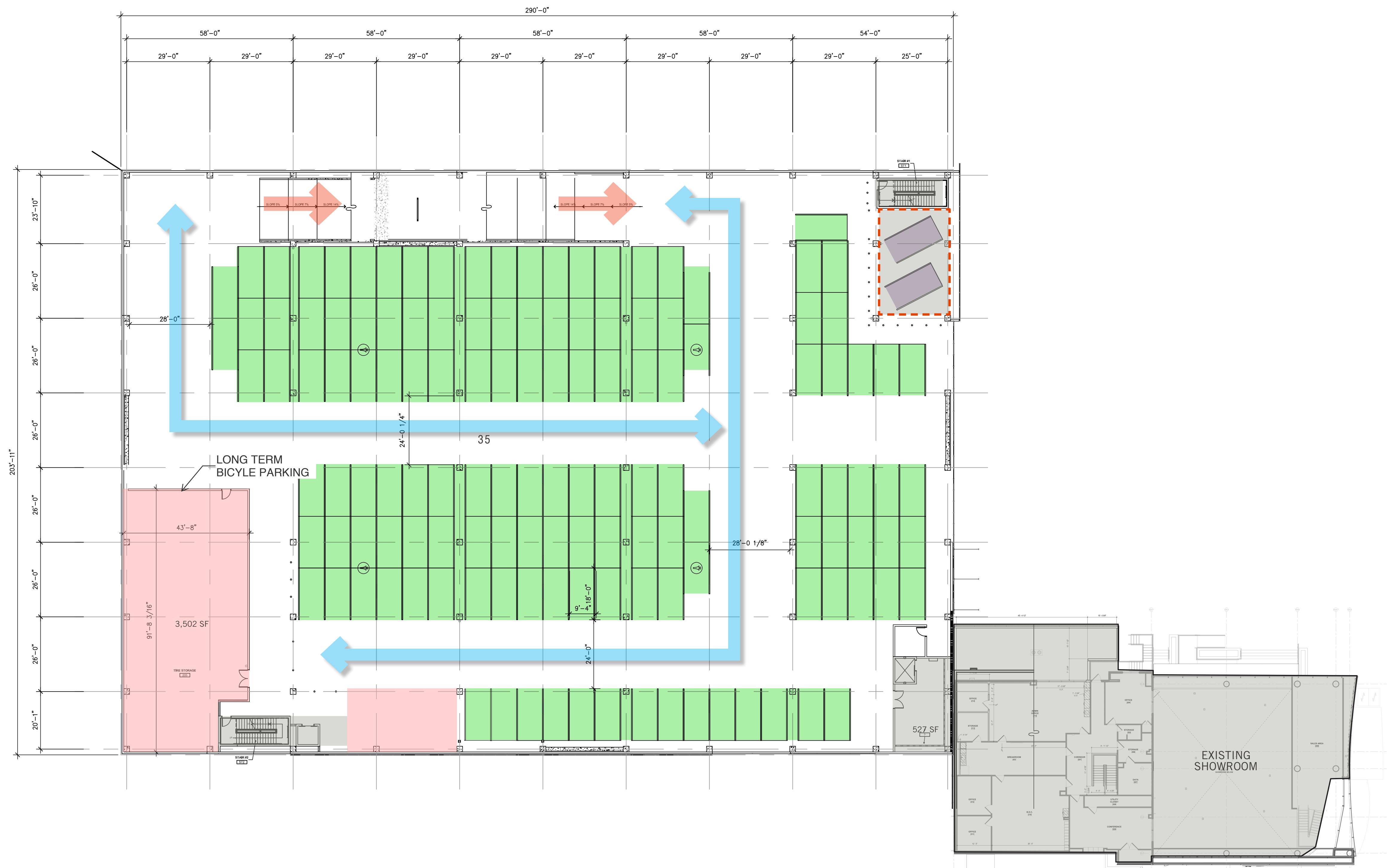




SERVICE BAYS PROPOSED 54 (14' X 24')

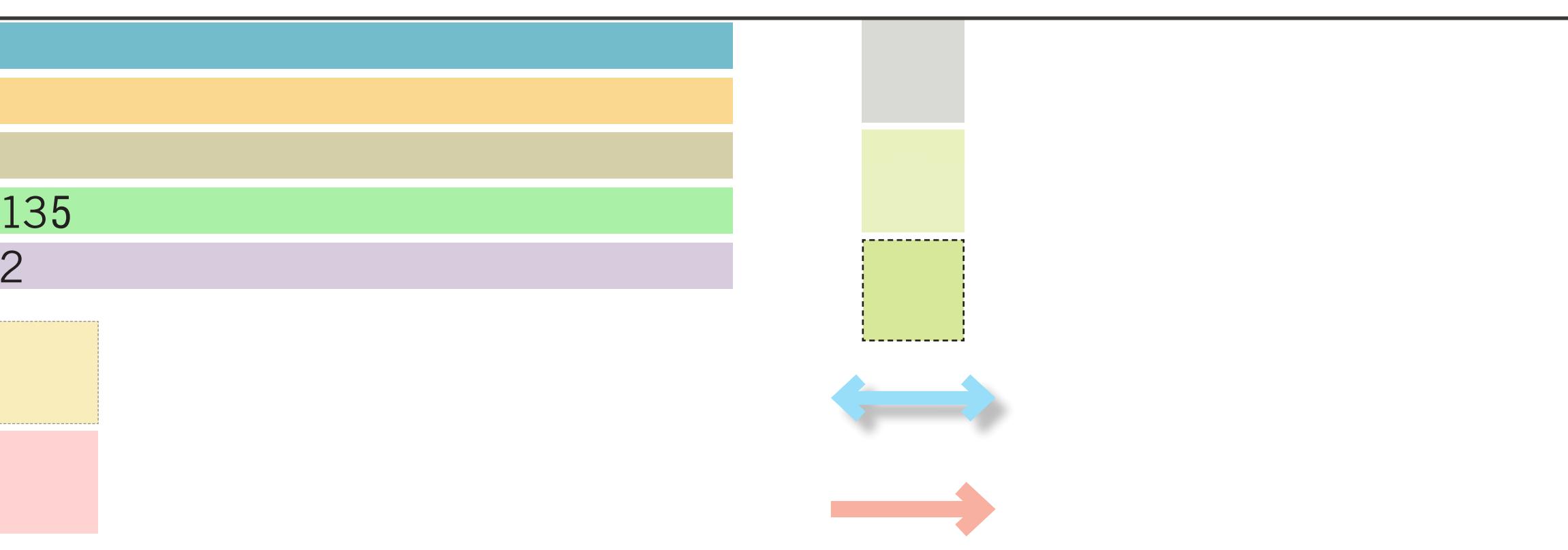
GROUND FLOOR	178
SECOND FLOOR	137
THIRD FLOOR	50
	465

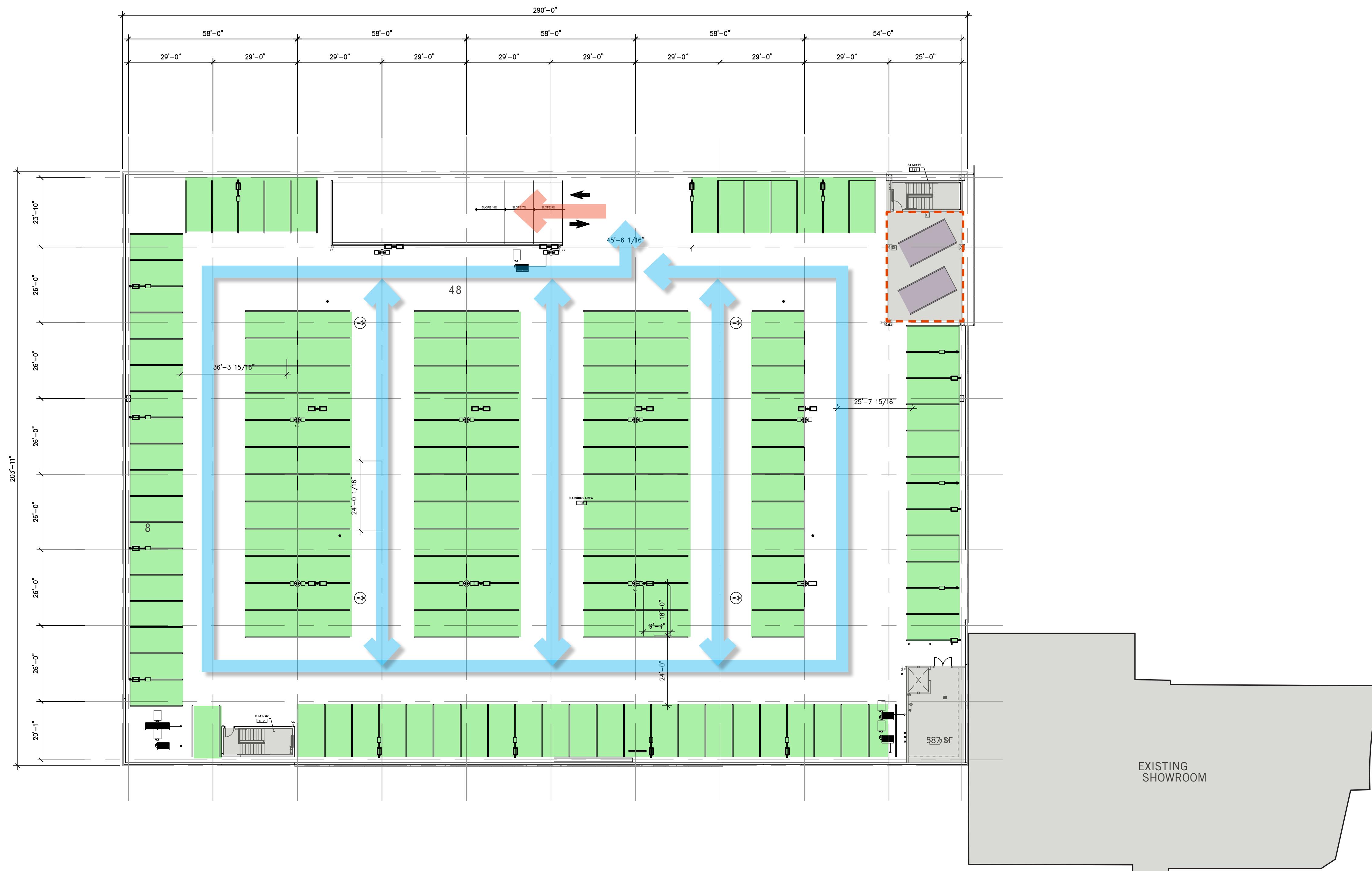




SERVICE BAYS PROPOSED 54 (14' X 24')

GROUND FLOOR	178
SECOND FLOOR	137
THIRD FLOOR	150
	465



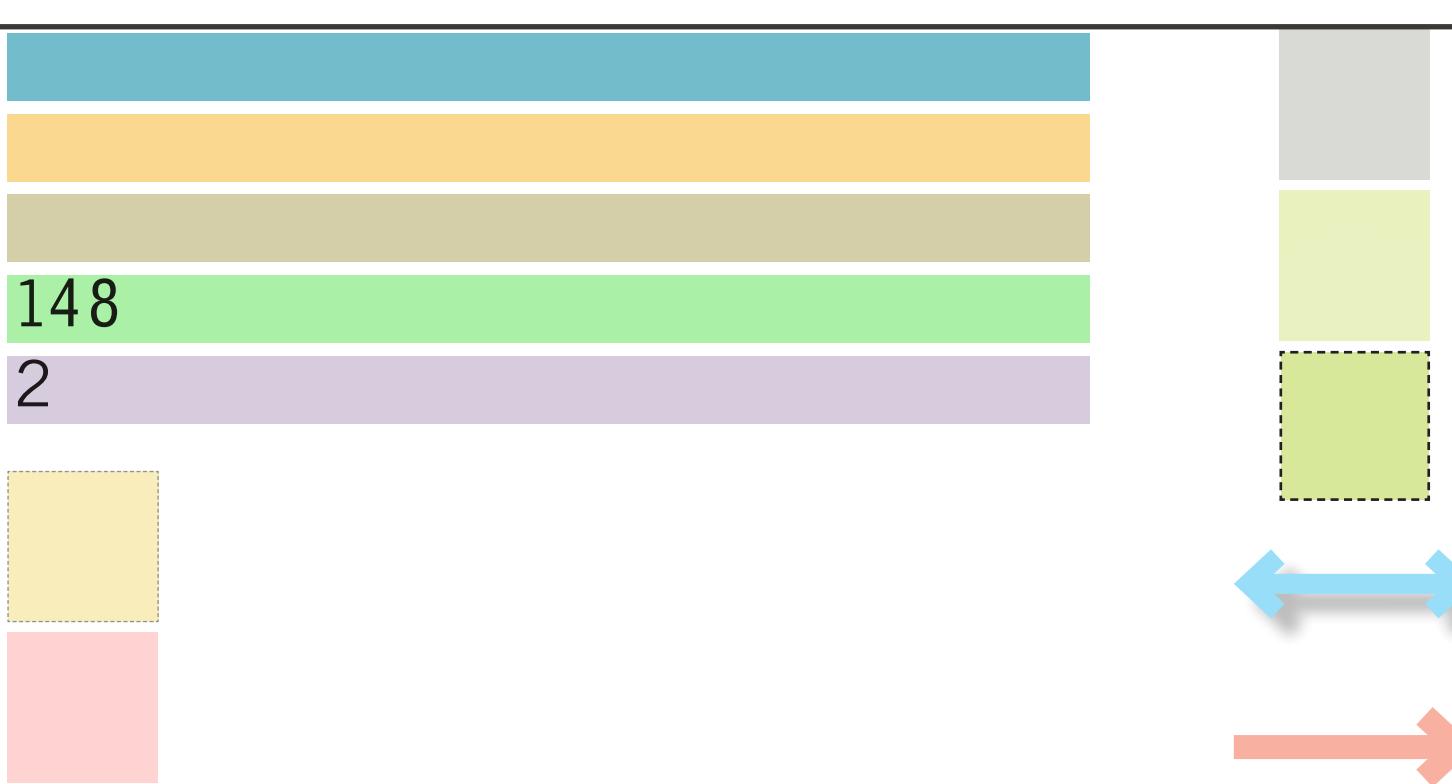


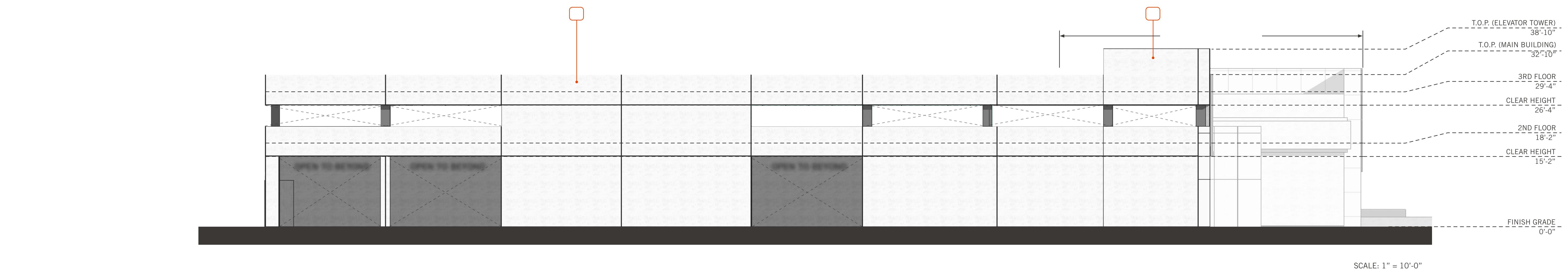
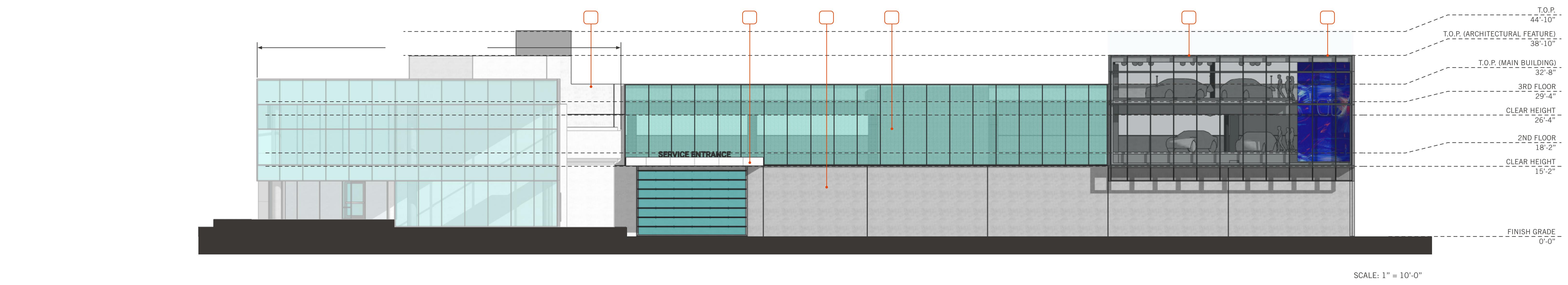
SERVICE BAYS PROPOSED 54 (14' X 24')

GROUND FLOOR	178
SECOND FLOOR	137
THIRD FLOOR	150
	465

1'=20"

0 10' 20' 40'





COLOR TO MATCH RAL 9010 "PURE WHITE"  
FINISH: SUPER SMOOTH



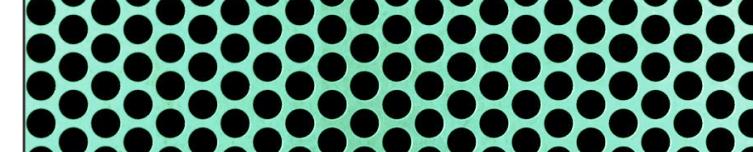
COLOR TO MATCH SW - GRAY TO BE  
SELECTED  
FINISH: SUPER SMOOTH



WITH CLEAR ANODIZED MULLIONS

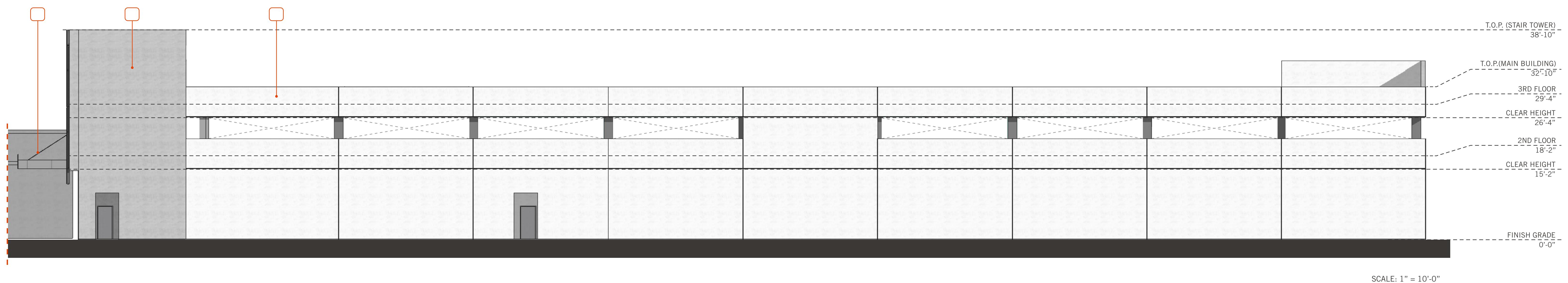
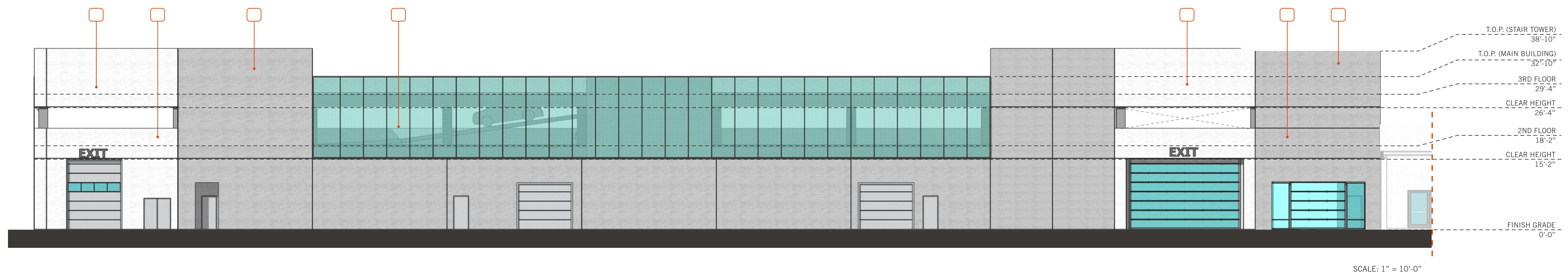


McNICHOLS - PERFORATED METAL  
ROUND, CARBON STEEL  
MATCH SW 6937 TANTALIZING TEAL



PREFINISHED KYNAR ALUMINUM  
COLOR: BONE WHITE





COLOR TO MATCH RAL 9010 "PURE WHITE"  
FINISH: SUPER SMOOTH



COLOR TO MATCH SW - GRAY TO BE  
SELECTED  
FINISH: SUPER SMOOTH



WITH CHARCOAL MULLIONS



McNICHOLS - PERFORATED METAL  
ROUND, CARBON STEEL  
MATCH SW 6937 TANTALIZING TEAL



PREFINISHED KYNAR ALUMINUM  
COLOR: BONE WHITE









## PLANT LEGEND

TREES	QTY.	BOTANICAL / COMMON NAME	SIZE	FORM / COMMENTS	WATER USE	DETAIL REF.	NATIVE TO LA	SIZE (HxW)
	17	SERSIA LANCEA AFRICAN SUMAC	24" BOX	STANDARD	LOW	NO	H: 25' - 30' W: 20' - 30'	
	20	PODOCARPUS GRACILIOR FERN PINE	24" BOX	STANDARD	MEDIUM	NO	H: 40' - 50' W: 25' - 35'	
	13	CINNAMOMUM CAMPHORA CAMPHOR TREE	24" BOX	STANDARD	MEDIUM	NO	H: 40' - 50' W: 25' - 35'	
	9	CERCIS OCCIDENTALIS WESTERN REDBUD	24" BOX	STANDARD	LOW	NO	H: 10' - 20' W: 10' - 20'	
SHRUBS	QTY.	BOTANICAL / COMMON NAME	SIZE	SPACING / COMMENTS	WATER USE	NATIVE TO LA	SIZE (HxW)	
		CALLISTEMON VIMINALIS 'LITTLE JOHN' LITTLE JOHN DWARF BOTTLEBRUSH	5 GAL.	3'-6" O.C.	LOW	NO	H: 3' - 5' W: 4' - 6'	
		LEUCADENDRON RISING SUN RISING SUN CONE BUSH	5 GAL.	3'-6" O.C.	LOW	NO	H: 4' - 6' W: 4' - 6'	
		BUXUS M. JAPONICA 'GREEN BEAUTY' JAPANESE BOXWOOD	5 GAL	3'-6" O.C.	MEDIUM	NO	H: 3' - 5' W: 3' - 5'	
ACCENT SHRUBS	QTY.	BOTANICAL / COMMON NAME	SIZE	SPACING / COMMENTS	WATER USE	NATIVE TO LA	SIZE (HxW)	
		DIANELLA REVOLUTA 'LITTLE REV' LITTLE REV FLAX LILY	1 GAL.	2'-6" O.C.	LOW	NO	H: 2' - 3' W: ±2'	
		LANTANA CAMARA 'RADIATION' ORANGE-RED BUSH LANTANA	5 GAL	3'-0" O.C.	LOW	NO	H: 3' - 5' W: 3' - 5'	
GROUNDCOVER	QTY.	BOTANICAL / COMMON NAME	SIZE	SPACING / COMMENTS	WATER USE	NATIVE TO LA	SIZE (HxW)	
		ARCTOSTAPHYLOS ED. 'CARMEL SUR' CARMEL SUR MANZANITA	1 GAL.	3'-6" O.C.	LOW	NO	H: 1' - 2' W: 4' - 6'	
		MYOPORUM PARVIFOLIUM PROSTRATE MYOPORUM	1 GAL.	3'-6" O.C.	LOW	NO	H: 1' - 2' W: 7' - 9'	
		CARISSA MACROCarpa 'TUTTLE' TUTTLE NATAL PLUM	1 GAL.	3'-0" O.C. / MATCH EXISTING VARIETY	LOW	NO	H: 2' - 3' W: 3' - 5'	
		GREVILLEA LANIGERA 'COSTAL GEM' COSTAL GEM GREVILLEA	1 GAL.	3'-0" O.C.	LOW	NO	H: ±1' W: 4' - 5'	

## HYDROZONE INFORMATION TABLE

REFERENCE ETO: 51.7		NON-RESIDENTIAL: 0.45					
HYDROZONE # / PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (SQ. FT.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS							
LOW	0.3	DRIP	0.81	0.37	10,145	3,757	120,440
TREE - MED	0.5	DRIP	0.81	0.62	990	611	19,589
					TOTALS	11,135	4,369
							140,028
SPECIAL LANDSCAPE AREAS							
					1		
					1		
					SLA TOTALS	0	0
							0
					ESTIMATED TOTAL WATER USE (ETWU) TOTAL		140,028
					MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)		160,615

ETWU (ANNUAL GALLONS REQUIRED) = ETO X 0.62 X ETAF X AREA  
WHERE 0.62 IS A CONVERSION FACTOR THAT CONVERTS ACRE-INCHES PER ACRE PER YEAR TO  
GALLONS PER ACRE PER SQUARE FOOT PER YEAR

## MAXIMUM APPLIED WATER ALLOWANCE (MAWA) CALCULATIONS

MAWA (ANNUAL GALLONS ALLOWED) = (ETO) (0.62) (ETAF X LA) + ((1 - ETAF) X SLA)

WHERE 0.62 IS A CONVERSION FACTOR THAT CONVERTS ACRE-INCHES PER ACRE PER YEAR TO  
GALLONS PER ACRE PER SQUARE FOOT PER YEAR; LA IS THE TOTAL LANDSCAPE AREA IN SQUARE FEET;  
SLA IS THE TOTAL SPECIAL LANDSCAPE AREA IN SQUARE FEET, AND ETAF IS 0.55 FOR RESIDENTIAL  
AREAS AND 0.45 FOR NON-RESIDENTIAL AREAS

MAWA =  $(51.7)(0.62)[(0.45 \times 11,135) + (1 - 0.45) \times 0]$   
 $(32.054)(5,010.75 + 0)$   
 $(32.054)(5,010.75)$   
160,615 (GALLONS PER YEAR)

## ETAF CALCULATIONS

REGULAR LANDSCAPE AREAS	ALL LANDSCAPE AREAS
TOTAL ETAF x AREA	4,369
TOTAL AREA	11,135
AVERAGE ETAF	0.39
SITEWIDE ETAF	0.39

AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS,  
AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS

## LANDSCAPE LEGEND

## KEY COMMENTS

A NEW LANDSCAPE AREA WITH AMENDED SOIL  
B NEW IRRIGATION CONTROLLER - WALL MOUNTED IN STAINLESS STEEL ENCLOSURE

CONSULTANT REFERENCE LEGEND (LANDSCAPE PLAN) R#

R1 NEW CONCRETE CURB / CURB & GUTTER - REFER TO ARCHITECTURE PLANS  
R2 NEW PEDESTRIAN CONCRETE PAVING AND/OR PAVERS - REFER TO ARCHITECTURE PLANS  
R3 NEW VEHICULAR PAVING - REFER TO ARCHITECTURE PLANS  
R4 NEW LIGHT POLE - REFER TO ARCHITECTURE PLANS  
R5 NEW PARKING STRUCTURE - REFER TO ARCHITECTURE PLANS  
R6 NEW EV / BATTERY STORAGE - REFER TO ARCHITECTURE PLANS  
R7 PARKING SPOT DESIGNATION - REFER TO ARCHITECTURE PLANS  
E = EMPLOYEE PARKING  
G = GUEST PARKING  
S = SERVICE / PARTS PARKING  
P = VEHICLE INVENTORY  
D = VEHICLE DISPLAY

R8 NEW BIKE RACKS - REFER TO ARCHITECTURE PLANS  
R9 NEW TRASH ENCLOSURE - REFER TO ARCHITECTURE PLANS  
R10 NEW ELECTRICAL TRANSFORMER / SWITCH GEAR - REFER TO ARCHITECTURE PLANS

## LANDSCAPE &amp; IRRIGATION NOTES

1. A 3" DEEP LAYER OF ORGANIC PLANTING MULCH SHALL BE INSTALLED IN ALL LANDSCAPE AREAS  
(EXCLUDING TURF AREAS).

2. ROOT BARRIERS SHALL BE INSTALLED AT ALL TREES AS SHOWN ON PLANTING PLANS AND/OR  
WHEN INSTALLED WITHIN 5' OF UTILITIES, CONCRETE PAVING, CURB OR OTHER FLATWORK. ROOT  
BARRIERS SHALL BE A MINIMUM OF 10'-0" IN LENGTH AND CENTERED ON THE TREE TRUNK.

3. ALL IRRIGATION SYSTEMS SHALL BE OPERATED BY AN AUTOMATIC CONTROLLER UTILIZING  
EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA AND WILL HAVE MANUAL SHUT OFF  
VALVES.

4. ALL IRRIGATION COMPONENTS MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS AND  
REGULATIONS.

5. SIGNIFICANT MASS GRADING IS PLANNED. A SOIL REPORT SHALL BE PREPARED AND SUBMITTED  
WITH THE CERTIFICATE OF COMPLETION. SOIL SAMPLES SHALL BE COLLECTED AFTER GRADING  
OPERATIONS ARE CONDUCTED AND PRIOR TO THE INSTALLATION OF LANDSCAPE MATERIALS.

6. A 3 FEET (MINIMUM) CLEAR SPACE SHALL BE PROVIDED AROUND ALL FIRE PROTECTION  
EQUIPMENT SUCH AS FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS (FDC), POST-INDICATOR  
VALVES (PIV), AND BACK FLOW PREVENTER FOR THE FIRE SPRINKLER SYSTEM (OS&Y). (CFC  
\$507.5 & \$509.2)

7. TREES SHALL BE MAINTAINED TO PROVIDE AN UNOBSTRUCTED VERTICAL CLEARANCE OF 13 FEET  
6 INCHES (MINIMUM) FROM ALL FIRE LANES. (CFC § 903.2.1)

## AREA CALCULATIONS

- TOTAL LANDSCAPE AREA: 11,135 SF. / TOTAL LOT AREA: 179,612 SF.  
• 11,135 / 179,612 = 0.06 (6.2%)
- 1 TREE FOR EVERY 500 SQ. FT. OF LANDSCAPE AREA (\*GUIDELINE C.1.a):  
• 11,135 SQ.FT. LANDSCAPE AREA / 500 = 22 TREES. 15 EXISTING + 14 NEW = 29 SHOWN ON  
PLANS
- 1 TREE FOR 4 NEW PARKING STALLS (\*GUIDELINE K.1.a):  
• NEW PARKING STALL COUNT: 41 (105 TOTAL STALLS - 65 EXISTING STALLS = 40 NEW PARKING  
STALLS REQUIRING SHADING. 43 / 4 = 10 (19 SHOWN ON PLANS))
- 1 TREE FOR 25 LF OF BUFFER BETWEEN LOT LINE USES - NORTH PROPERTY LINE (\*GUIDELINE  
K.7.a):  
• 595 LF / 25 = 24 TREES. 24 SHOWN ON PLANS
- 1 TREE FOR 25 LF OF BUFFER BETWEEN LOT LINE USES - WEST PROPERTY LINE (\*GUIDELINE K.7.a):  
• 287 LF / 25 = 12 TREES. 12 SHOWN ON PLANS

\*CITY OF LOS ANGELES LANDSCAPE ORDINANCE (NO.170,978)

## EXISTING PLANT LEGEND

EX. TREES	BOTANICAL / COMMON NAME	EX. TREES	BOTANICAL / COMMON NAME
+	CALLISTEMON SP. BOTTLEBRUSH	+	FICUS SP. FIG TREE
+	LIQUIDAMBAR SP. SWEET GUM	+	MAGNOLIA SP. MAGNOGLIA
+	ULMUS SP. ELM TREE	+	VARIOUS SPECIES: DIETES SP., LIGUSTRUM, ROSA SP.
+		+	

LANDSCAPE PROTECTION LEGEND P#

P1 EXISTING TREE - PROTECT IN PLACE

P2 EXISTING SHRUBS / GROUNDCOVER - PROTECT IN PLACE

P3 EXISTING VINES GROWING ON WALLS - PROTECT IN PLACE

LANDSCAPE DEMOLITION & REMOVAL LEGEND D#

D1 EXISTING TREE - TO BE REMOVED

D2 EXISTING SHRUBS / GROUNDCOVER - TO BE REMOVED / CLEAR AND GRUB

D3 EXISTING VINES GROWING ON WALLS - TO BE REMOVED / CLEAR AND GRUB

CONSULTANT REFERENCE LEGEND (EX. CONDITIONS PLAN) R#

R1 EXISTING CONCRETE CURB / CURB & GUTTER - REFER TO ARCHITECTURE PLANS

R2 EXISTING PEDESTRIAN CONCRETE PAVING - REFER TO ARCHITECTURE PLANS

R3 EXISTING ASPHALT PAVING - REFER TO ARCHITECTURE PLANS

R4 EXISTING TRANSFORMER / SWITCH GEAR - REFER TO ARCHITECTURE PLANS

R5 EXISTING LIGHT POLE - REFER TO ARCHITECTURE PLANS

R6 EXISTING BUILDING - REFER TO ARCHITECTURE PLANS

R7 EXISTING FIRE HYDRANT - REFER TO ARCHITECTURE PLANS

R8 EXISTING FREESTANDING WALL - REFER TO ARCHITECTURE PLANS

R9 EXISTING SIGNAGE - REFER TO ARCHITECTURE PLANS

R10 EXISTING TUBE STEEL FENCE - REFER TO ARCHITECTURE PLANS

R11 EXISTING EASEMENT - REFER TO ARCHITECTURE PLANS

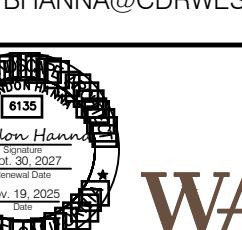
R12 EXISTING BUS STOP & BENCHES - REFER TO ARCHITECTURE PLANS

## SHEET INDEX

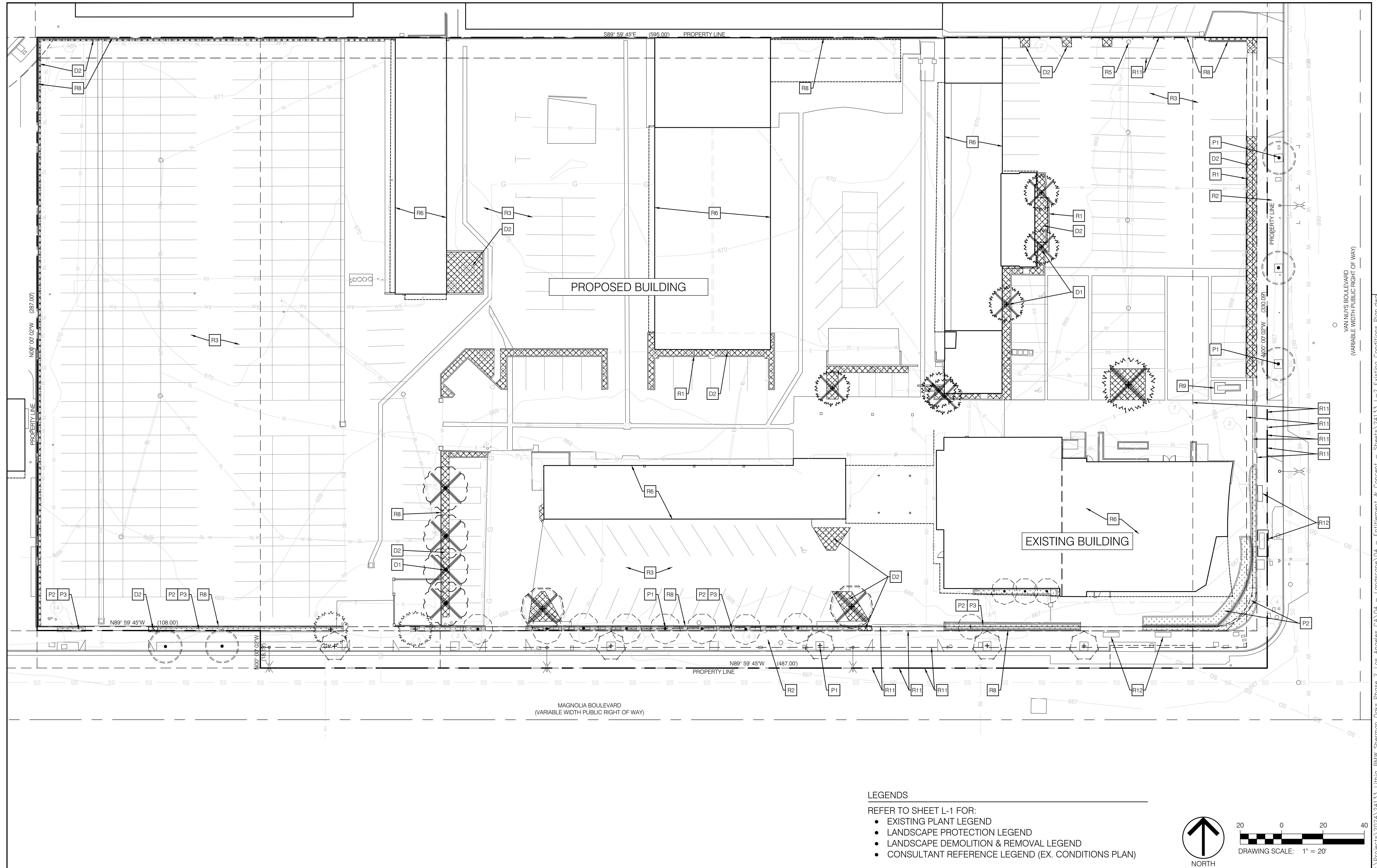
L-1 LANDSCAPE LEGENDS  
L-2 EXISTING CONDITIONS PLAN  
L-3 LANDSCAPE PLAN  
L-4 ARBORIST REPORT  
L-5 ARBORIST REPORT  
L-6 ARBORIST REPORT  
L-7 ARBORIST REPORT  
L-8 TREE DISCLOSURE STATEMENT

## LANDSCAPE ARCHITECT CONTACT INFO

COMMERCIAL DEVELOPMENT RESOURCES  
BRANDON HANNA, RLA  
695 TOWN CENTER DR. SUITE 110  
COSTA MESA, CA 92626  
BHANNA@CDRWEST.COM



WARE MALCOMB



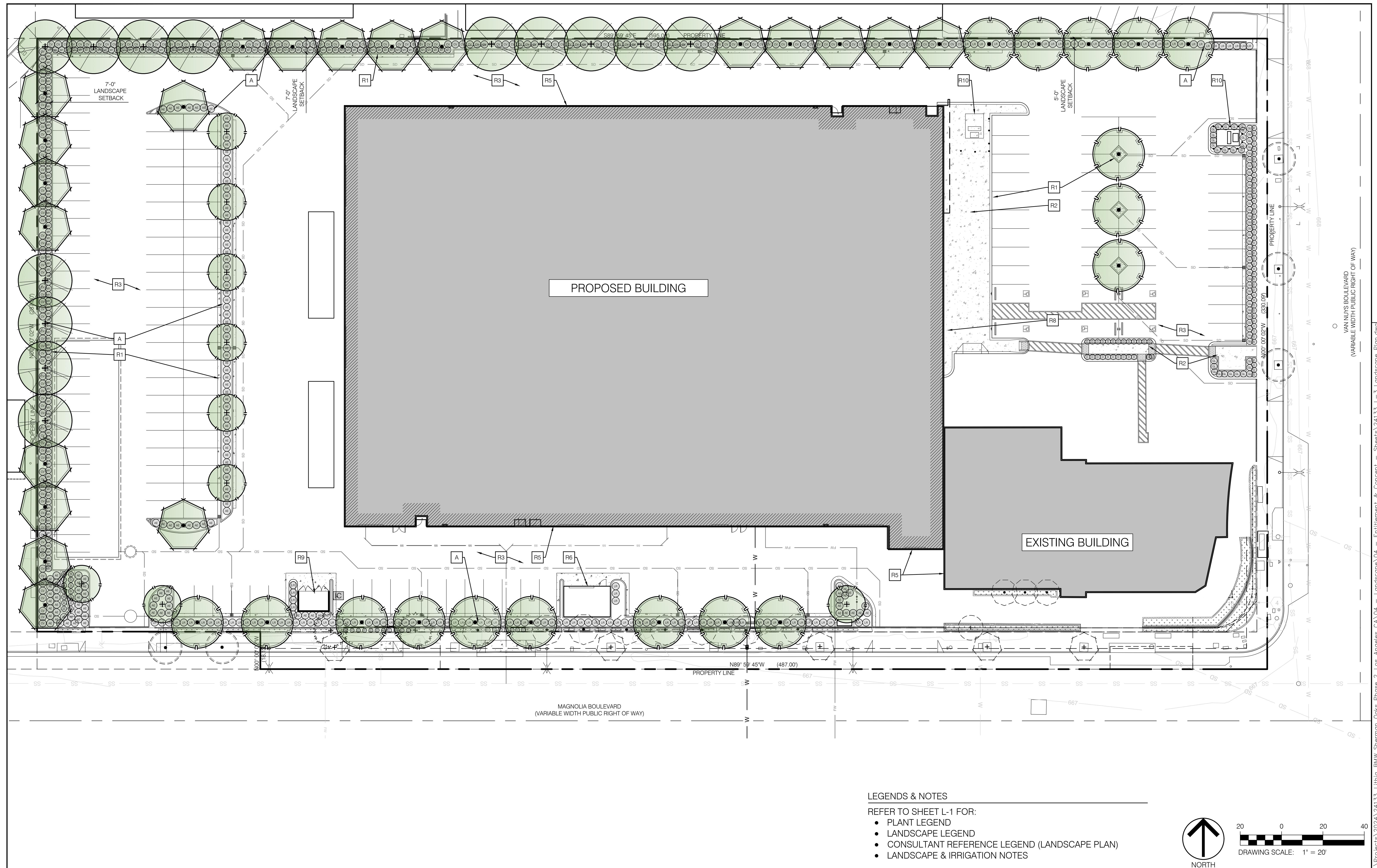
BMW SHERMAN OAKS - SHERMAN OAKS, CA  
5201 VANS NUYS BOULEVARD, SHERMAN OAKS, CA 91401  
APN: 2249-006-020 LOT 379 TRACT 1000

## EXISTING CONDITIONS PLAN



# WARE, MAL.COMB

L-2



## Landscape Evaluation Report

For: BMW Sherman Oaks, Los Angeles  
APN: 2249-006-020, Lot 379, Tract 1000

Project Name: Address: BMW of Sherman Oaks, 91401  
5201 Van Nuys Blvd, Sherman Oaks, CA 91401  
Community Plan: Van Nuys - north Sherman oaks,  
Council District: CD 4  
Related Entitlement: CPC-2013-1001-ZC-BL-ZV; ENV-2013-  
1002-MND; DIR-2023-5202-CLQ  
Applicants Name: Lithia Real Estate, Inc.  
Contact: Kyle Wilkins, Lithia Real Estate, Inc.  
Address: 150 N. Bartlett St., Medford, OR 97501  
Phone: (541) 776-6401

Prepared for: Mr. Brandon Hanna  
Director of Landscape Architecture  
CDR West  
695 Town Center Drive, Suite 11  
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Prepared by: Arbogate Consulting, Inc.  
Greg Applegate, ASLA, ASLA  
131 Lucinda Way  
Tustin, CA 92780  
714/731-6240

Dated: 3/24/2025

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## Introduction

### Executive Summary

Lithia Real Estate, Inc. is planning to remodel the car dealership at 5021 Van Nuys Blvd, in Sherman Oaks, Los Angeles. The existing property is an open and operating car dealership. Most of the site is paved. The site is 179,612 square feet. The square footage of floor space in the new building is 68,497 square feet. The planned project will be a new sales and service building, surrounded by parked cars for sale. To build the proposed project will require the removal of the existing building, paving and 2 trees shown to be removed in the public ROW, one along Magnolia (south-west corner of the site), and one along Van Nuys (east part of the site, centered).

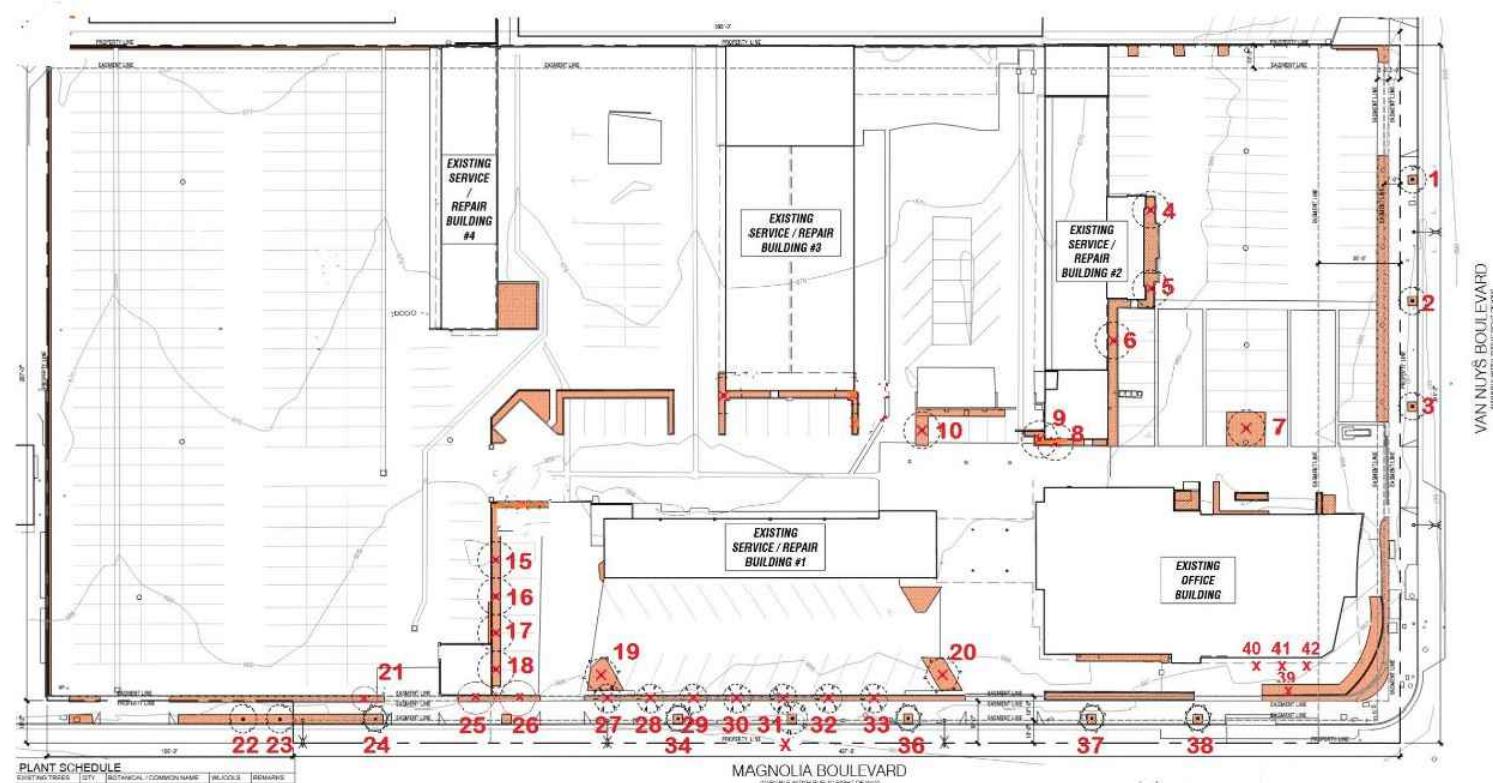
The two main conditions impacting the health and condition of the trees are related to the focus of the business. Like the street trees, little root space was provided for large fast growing trees, and heavy pruning to control their size.

This report is an update of a previous tree declaration done in 2023. At that time there were no public trees impacted by plans. In this iteration one street tree needs to be removed and mitigated. Also, since that time two street trees died, one of which was removed. There are now 27 trees on site and 10 public trees. Little grading will be necessary, but all the existing plants and trees on site will be removed. No transplanting or tree preservation is planned.

### Scope of Work

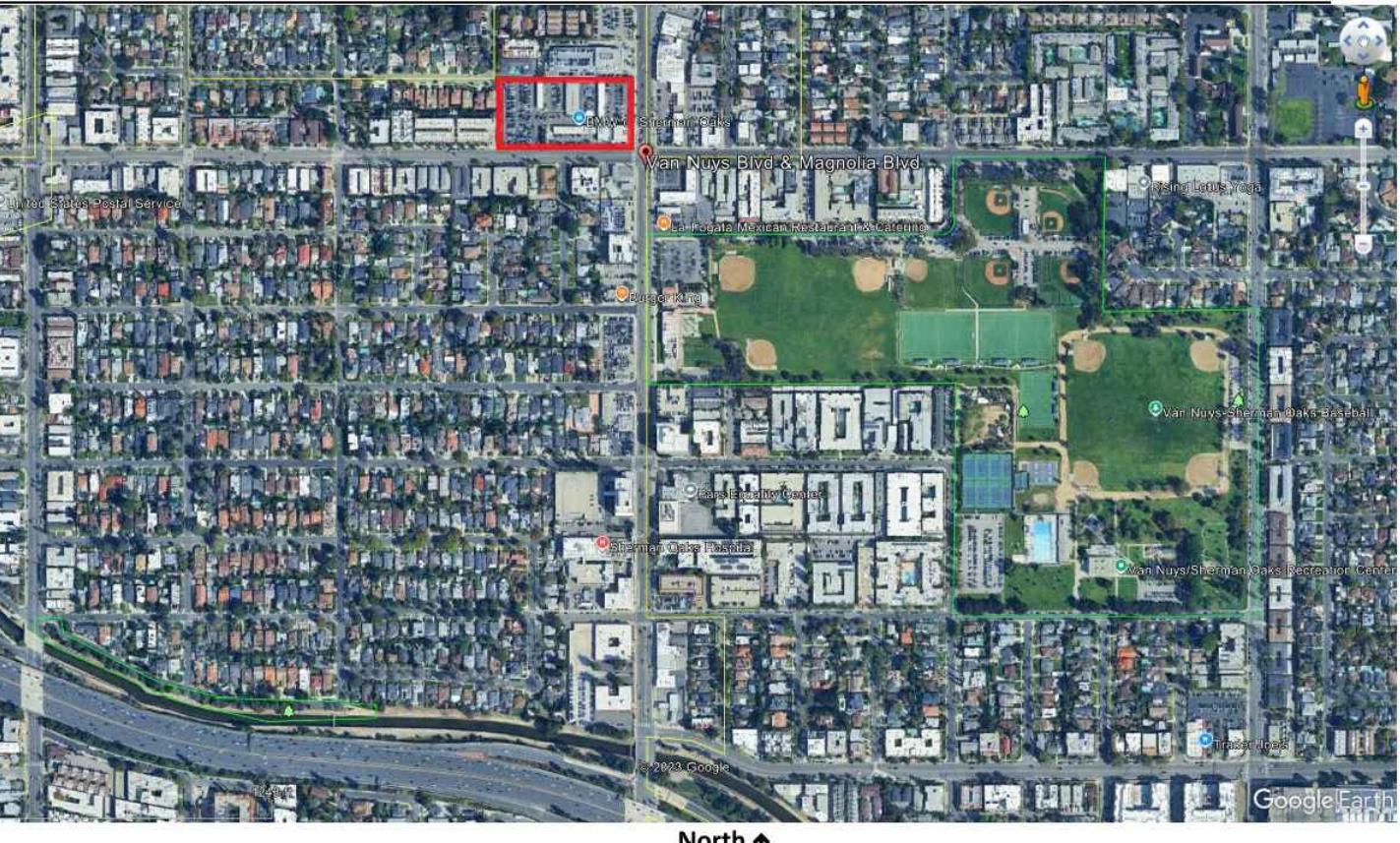
Arbogate Consulting was asked to submit a proposal to review and arboricultural evaluation of 27 site trees and 10 public trees' health and condition, professional opinions and report as appropriate for City of Los Angeles Urban Forestry.

### Tree Location / Future Site Map



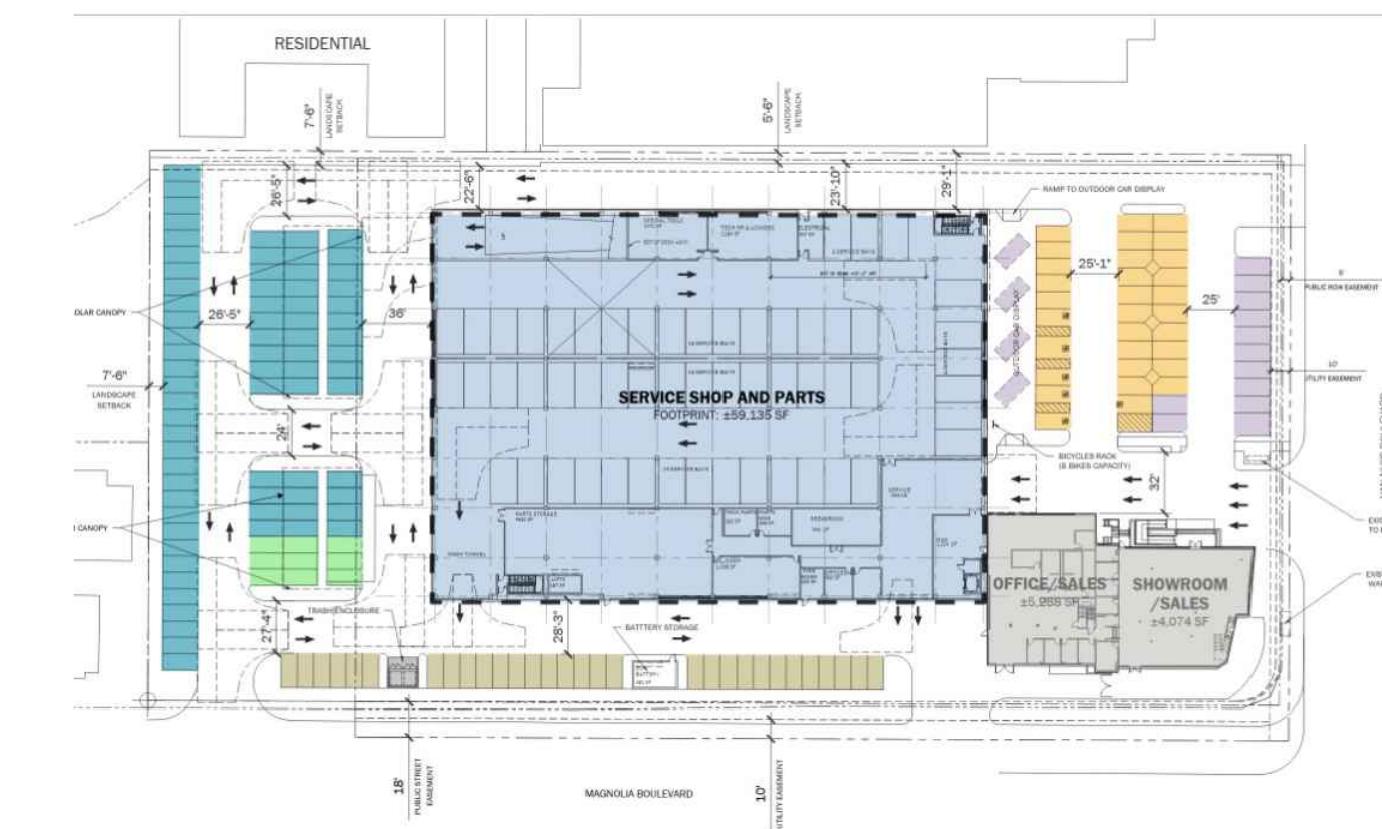
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### Area Map



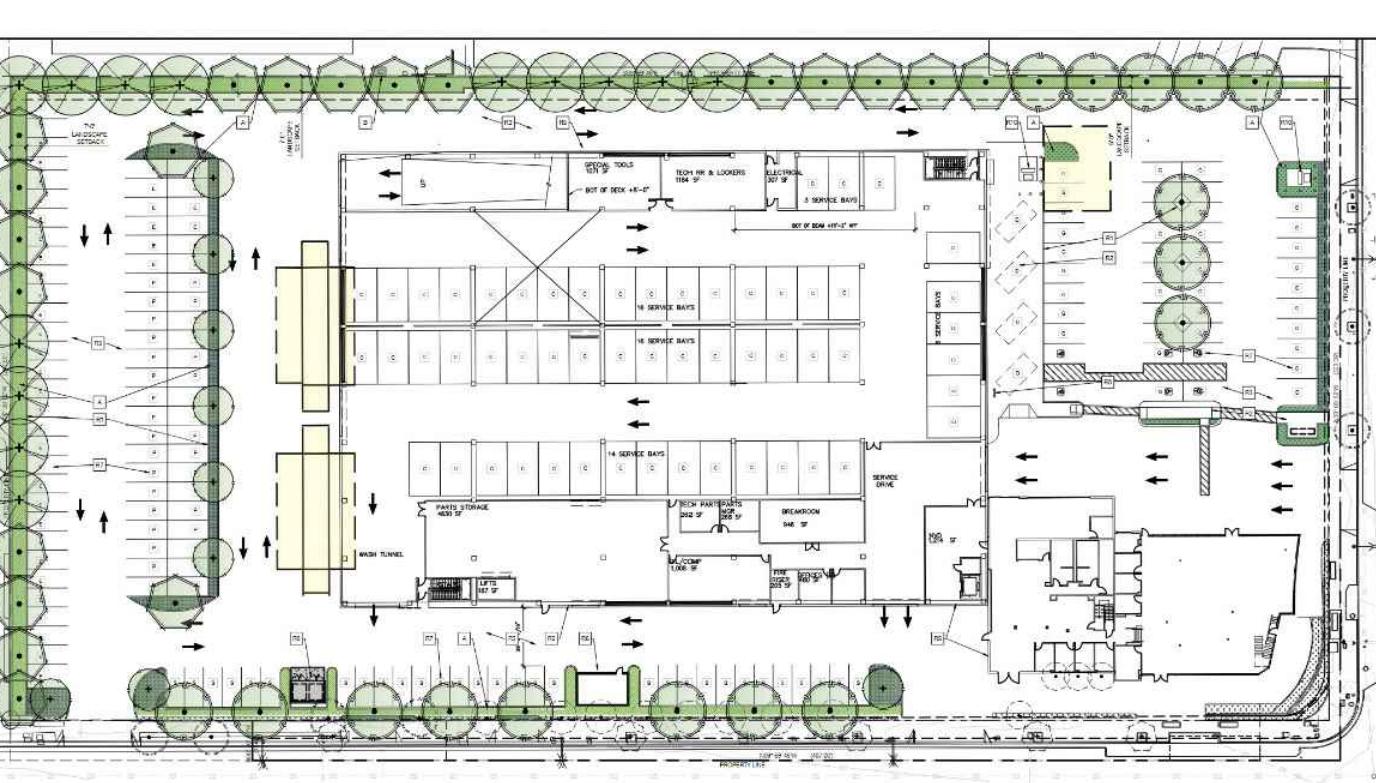
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### Plot Plan



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### Planting Plan



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### Project Design Team Information

OWNER CONTACT INFORMATION:  
LITHIA MOTORS INC.  
KYLE WILKINS  
150 NORTH BARTLET ST.  
MEDFORD, OR 97501

ARCHITECT  
WARE MALCOMB  
ADRIAN HELTON  
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KARI PENNINGS  
LEAD STRUCTURAL ENGINEER  
PROGRESSIVE POLYMER, SUITE 550  
NAZARETH, IL 60540  
630-952-8564

MEP ENGINEER  
ARIN GARC  
PROJECT MANAGER/LED ELECTRICAL ENGINEER  
PROGRESSIVE POLYMER, SUITE 550  
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214-739-8860

CIVIL ENGINEER  
CORY COOPER  
PROJECT MANAGER  
PROGRESSIVE POLYMER, SUITE 550  
NAZARETH, IL 60540  
949-751-9231

### Observations

#### Project Overview

Please see the above Tree Map, and Site Plan. The car dealership will be located near the intersection of Sepulveda Boulevard and the 118 Freeway. The site is currently mostly a parking lot for the post office. The affected trees are listed and described on page 7.

Purposes: This report is needed to satisfy the City of Los Angeles requirements in ordinance #186783. The report is to satisfy the requirements of the Urban Forestry Division, specifically for the street trees, but also as information about the non-protected tree on site.

This site contains 27 site trees, and they will all be removed. There are no protected, rare, endangered, or native trees. There are 10 street trees were found. Five trees were removed since the last site visit in 2023. No plant species were found that are listed as federally threatened or endangered by the USFWS, or State listed as threatened or endangered or considered sensitive by the CDFW; and/or, are CNPS List 1A, 1B, or 2 the species, recognized in the CNPS's Inventory of Rare and Endangered Vascular Plants of California.

The last site inspection and original numbering was done on April 28, 2023. This inspection was performed on March 18, 2025. Most trees appear to be in fair to good health, but there are considerable structural deficiencies. There were no pest or disease issues, other than fire blight on evergreen pears, a common issue in spring.

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### Matrix of Overall Findings

Tag#	Species	DBH	Health	Structure	Root condition	Setting	Canopy space	Root space	Comments
1 os	Pyrus kawakamii	10	B	D	Cr 4x4 co	St tree	OH wires	Cr	Tinj Topd Hd cod epi Sp gaffed
2 os	Pyrus kawakamii	11	B	D	Cr 4x4 co	St tree	OH wires	Cr	NC Topd Hd cod epi Sp gaffed
3 os	Pyrus kawakamii	11	B	D	Cr 4x4 co	St tree	OH wires	Cr	Tinj Topd Hd cod epi Sp gaffed
4	Afrocarpus falcatus	10.5	B	D	Cr 4x4 co	planter	by bldg	Cr	Lt topd Hd Sp FC
5	Afrocarpus falcatus	11	B	D	Cr 4x4 co	planter	by bldg	Cr	Lt topd Hd Sp
6	Liquidambar styraciflua	12	B	D	narrow	planter	by bldg	Cr	Topd Hd epi
7	Cupaniopsis anacardioides	17" @ 3'	B	D	Sh	planter	Cr	Topd Hd epi cod inc LB gaffed	
8	Pyrus kawakamii	11	B	D	narrow	planter	Cr	Topd 1s Hd cod Sp gaffed	
9	Pyrus kawakamii	11.8	B	D	narrow	planter	Cr	Topd Hd cod Sp gaffed	
10	Cupaniopsis anacardioides	11.2	C	D	Sh Cr	island	Cr	Sp Hd Lt cod Tinj gaffed	
11	REMOVED								
12	REMOVED								
13	REMOVED								
14	REMOVED								
15	Ficus m. Nitida	19	C	D	narrow	planter	Cr	Sp Hd Lt cod CrS gaffed	
16	Ficus m. Nitida	18	C	D	narrow	planter	Cr	Sp Hd Lt cod CrS gaffed	
17	Ficus m. Nitida	17	C	D	narrow	planter	Cr	Sp Hd Lt cod CrS gaffed	
18	Ficus m. Nitida	18	C	D	narrow	planter	Cr	Sp Hd Lt cod CrS gaffed	
19	Ulmus parvifolia	13	B	C-	mcCr	end isl	mcCr	Sp Hd Lt cod CrS	
20	Ulmus parvifolia	14	B	C-	mcCr	end isl	mcCr	Sp Hd Lt cod CrS gaffed	
21	Callistemon viminalis	11	C	D	narrow	planter	Cr	Topd Hd cod Sp	

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Tag#	Species	DBH	Health	Structure	Root condition	Setting	Canopy space	Root space	Comments
22 os	Pyrus kawakamii	6 @ 2'	F	F	Dead	St tree	OH wires	Cr	Cod LB @ 18" fire blight dead
23 os	Pyrus kawakamii	2.7	C	C-	Okay	St tree	OH wires	Cr	Cod leans epi m/Fire blight
24 os	Magnolia grandiflora	11.5	C	D	Cr Dk	St tree	OH wires	Cr	Tinj Dk Hd epi
25	Callistemon viminalis	14	C	D	narrow	planter	Cr	Cod inc epi T-seam	
26	Melaleuca quinquenervia	5.7	D	D	narrow	planter	Cr	Topd Hd Xing Sp	
27	Melaleuca quinquenervia	12	C-	D	narrow	planter	Cr	Cod inc Topd Hd Sp epi	
28	Melaleuca quinquenervia	14" @ 2'	C-	D	narrow	planter	Cr	Cod inc Topd Hd Sp epi	
29	Melaleuca quinquenervia	13" @ 2'	C-	D	narrow	planter	Cr	Cod inc Topd Hd Sp epi	
30	Melaleuca quinquenervia	11.5	C-	D	narrow	planter	Cr	Cod inc Topd Hd Sp epi	
31	Melaleuca quinquenervia	14" @ 3'	C-	D	narrow	planter	Cr	Cod inc Topd Hd Sp epi	
32	Melaleuca quinquenervia	13	C-	D	narrow	planter	Cr	Cod Topd Hd Sp epi	
33	Melaleuca quinquenervia	10	C	D	narrow	planter	Cr	Cod Topd Hd Sp epi	
34 os	Magnolia grandiflora	10.2	D	Cr 4x4 co	St tree	OH wires	Cr	DKT Dk Sp	
35 os	REMOVED								Was dead and bare last time
36 os	Magnolia grandiflora	10	D	Cr 4x4 co	St tree	OH wires	Cr	Cod Dk epi Sp	
37 os	Magnolia grandiflora	14.3	C	C	Cr 4x4 co	St tree	OH wires	Cr	Cod Db epi
38 os	Magnolia grandiflora	14	B	C	Cr 4x4 co	St tree	OH wires	Cr	Cod CrS epi
39	Liquidambar styraciflua	8	C	D	narrow	planter	topd	Cr	Topd Hd Sp
40	Melaleuca quinquenervia	4+6+7+9	B	D	narrow	planter	make up	Cr	Cod inc Topd
41	Melaleuca quinquenervia	9+10+5	C	D	narrow	planter	make up	Cr	Cod inc Topd
42	Melaleuca quinquenervia	8	C	D	narrow	planter	make up	Cr	Topd

### Street (public) Tree Matrix

Tag#	Species	DBH	Health	Structure	Root condition	Setting	Canopy space	Root space	Comments -
1 os	Pyrus kawakamii	10	B	D	Cr 4x4 co	Street tree	OH wires	Cr	Tinj Topd <u>Id</u> cod epi Sp gaffed
2 os	Pyrus kawakamii	11	B	D	Cr 4x4 co	Street tree	OH wires	Cr	NC Topd <u>Id</u> cod epi Sp gaffed
3 os	Pyrus kawakamii	11	B	D	Cr 4x4 co	Street tree	OH wires	Cr	Tinj Topd <u>Id</u> cod inc epi Sp gaffed
22 os	Pyrus kawakamii	6 @ 2'	F	F	Dead	Street tree	OH wires		Cod LB @ 18" fire blight dead
23 os	Pyrus kawakamii	2.7	C	C-	Okay	Street tree	OH wires		Cod leans epi nfire blight
24 os	Magnolia grandiflora	11.5	C	D	Cr Dk	Street tree	OH wires	Cr	Tinj DK DB epi
34 os	Magnolia grandiflora	10.2	D	D	Cr 4x4 co	Street tree	OH wires	Cr	DKT DB Sp
35 os	REMOVED								Was dead bare last time
36 os	Magnolia grandiflora	10	D	D	Cr 4x4 co	Street tree	OH wires	Cr	Cod DB epi Sp
37 os	Magnolia grandiflora	14.3	C	C	Cr 4x4 co	Street tree	OH wires	Cr	Cod DB epi
38 os	Magnolia grandiflora	14	B	C	Cr 4x4 co	Street tree	OH wires	Cr	Cod Cr/S epi

### Rating System

The rating system works like school grades. A is excellent, B is good, C is average (not good but not declining), D is poor, and F is dead or close to. In structure, A is without visible defect, B is few minor defects, C is some correctible defects, and D is correctible with overly severe pruning. See abbreviation explanation to follow.

### Avoidance and Minimization Measures

The site is and will remain mostly covered in asphalt with a larger building on it. There will be more biological resources when this project is built out than exist now, if the planters are enlarged. However, this has not been designed to grow trees or minimize impacts on biological resources. It is a place to sell cars.

### Common abbreviations in the following matrix include:

1wone-sided  
1sRF = one-sided root flare  
2long = too long  
Binj = basal injury  
CO = cut out  
Codominant  
Cr=crowding or crowded  
CrS = crowded scaffolds  
Crk = cracked limb  
Db=diseased  
Dk=diseased trunk  
DL=doubleg-  
DLT = dogleg trunk  
EH=end heavy  
epi = epicormic shoots  
FC=flush cut  
Id= headed  
"m" preceding an abbreviation indicates a minor problem. Underlined ones are more severe.

### Common Name Cross-reference

Afrocarpus falcatus	Fern pine
Callistemon viminalis	Weeping bottlebrush
Cupaniopsis anacardoides	Carrotwood
Ficus m. Nitida	Indian laurel
Liquidambar styraciflua	Sweet gum
Magnolia grandiflora	Southern magnolia
Melleuca quinquenervia	Paperbark
Pyrus kawakamii	Evergreen pear
Ulmus parvifolia	Chinese elm

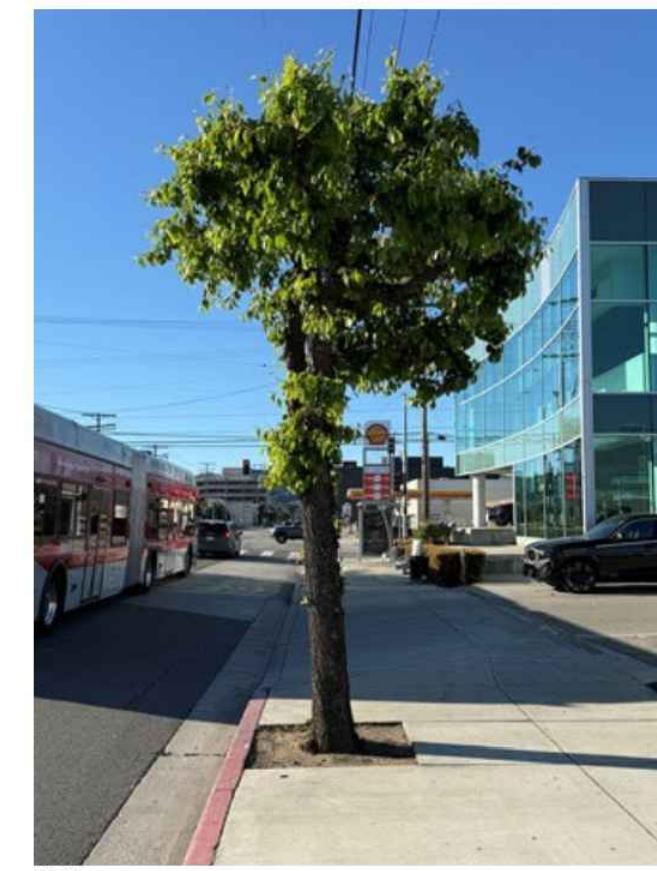
### Photographic Documentation



#1 Evergreen pear, street tree - note topping for power lines



#2 Evergreen pear - street tree



#3 Evergreen pear - street tree



#4 Fern pine - note the back side is against the building and bare

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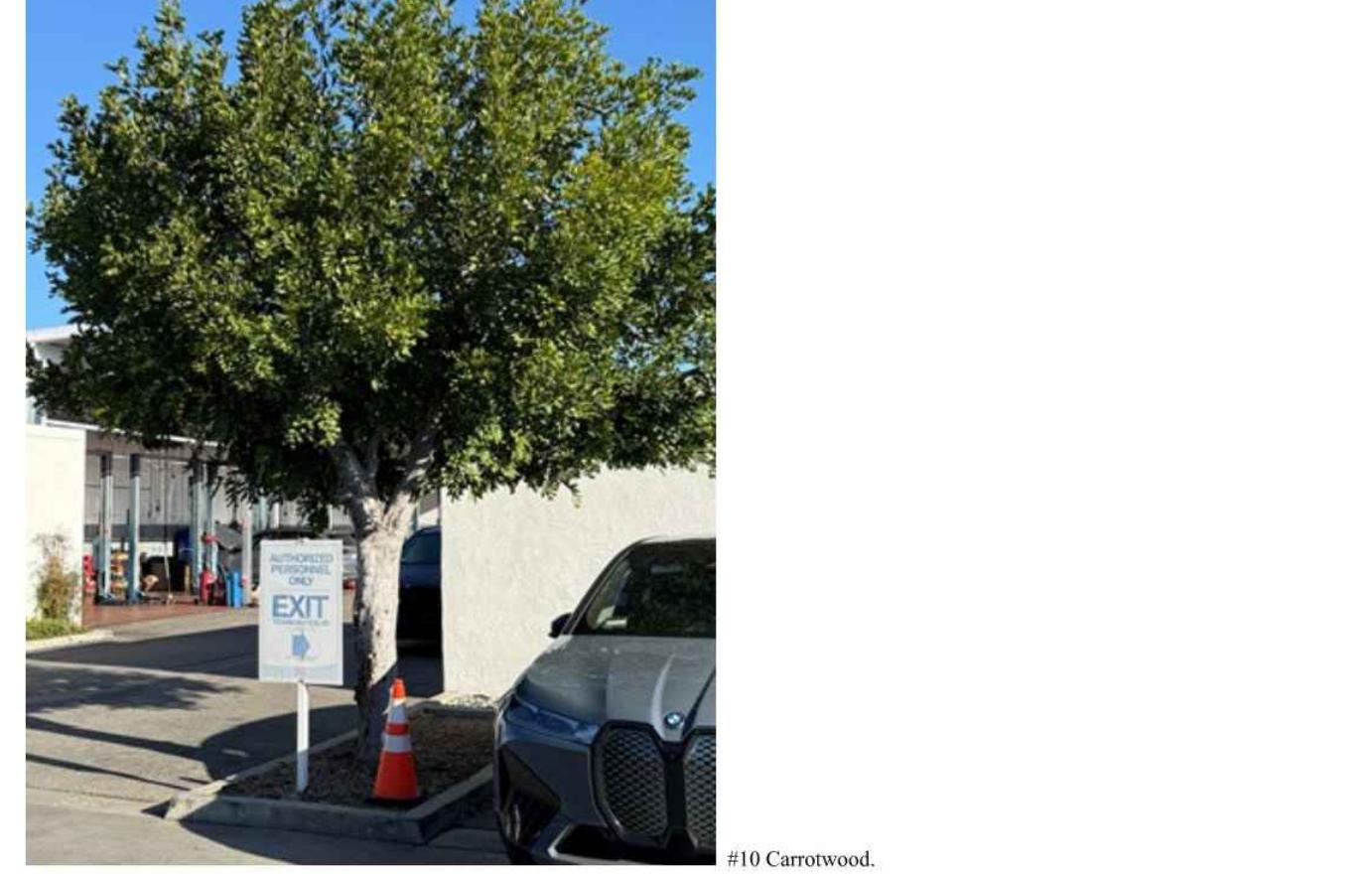
#5 Fern pine  
#6 Sweet gum, is topped and headed back.

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#7 Carrotwood is low branching  
#8 & 9 Evergreen pears

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#10 Carrotwood.

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#15-18 Indian laurels are growing in a narrow planter way too small for any Ficus.

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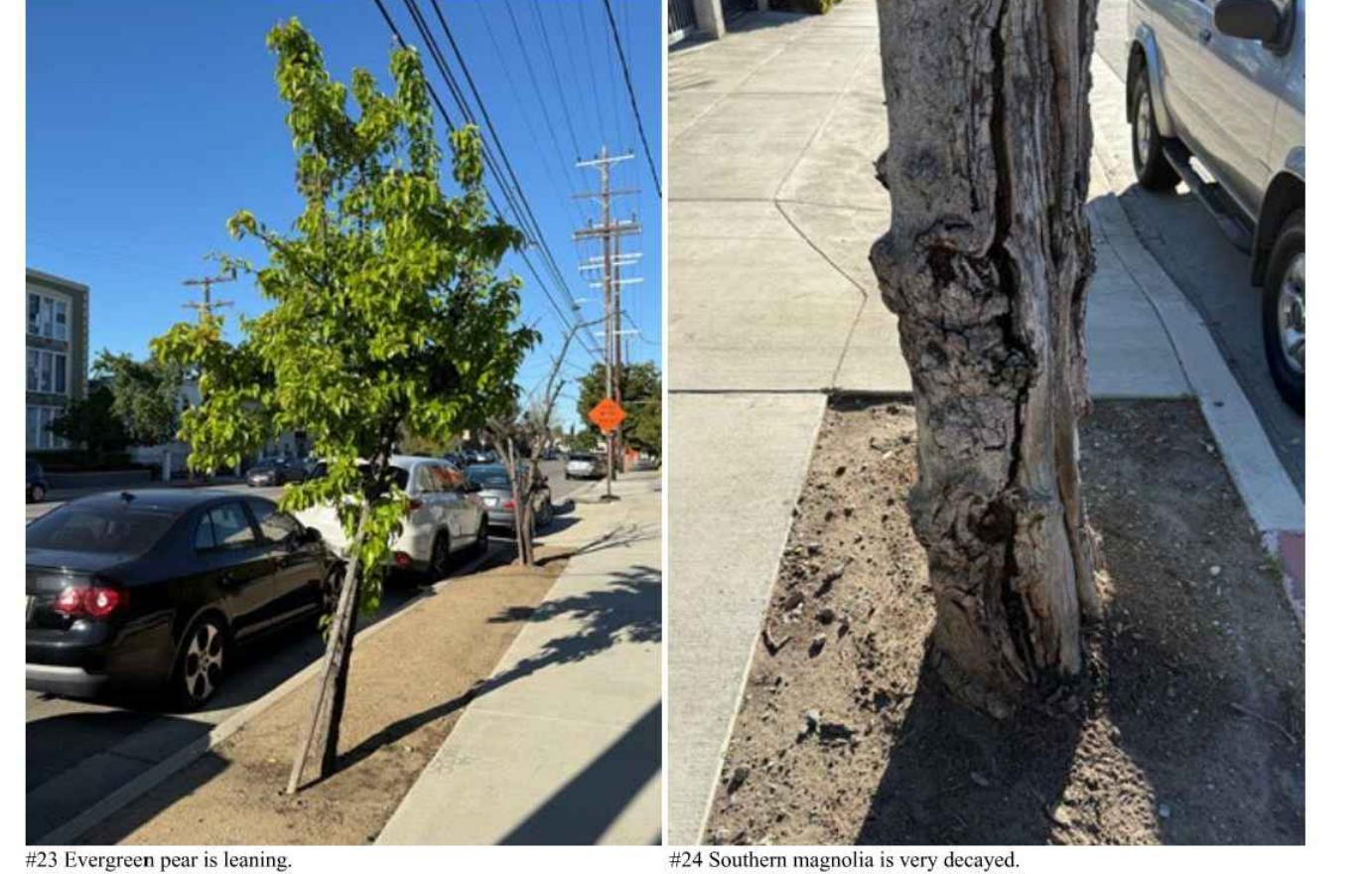
#19 Chinese elm is topped, headed and gaffed.  
#20 Chinese elm.

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#21 Weeping bottlebrush in a very narrow planter.  
#22 "Evergreen" pear is dead.

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#23 Evergreen pear is leaning.  
#24 Southern magnolia is very decayed.

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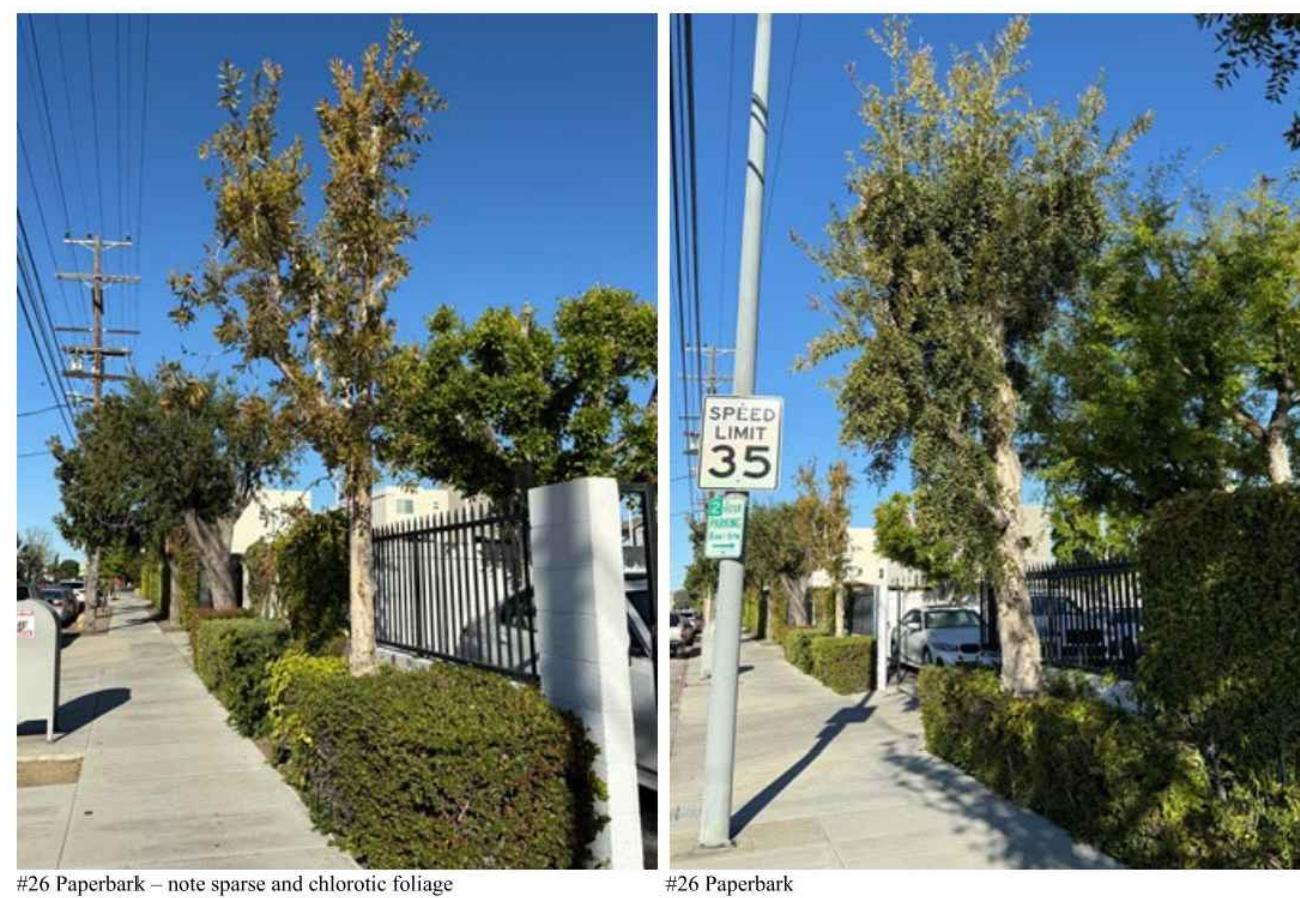
#24 Southern magnolia seen from the other side.  
#25 Weeping bottlebrush in a very narrow planter

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#26 Paperbark – note sparse and chlorotic foliage

#26 Paperbark



#26 Paperbark

#26 Paperbark



#26 Paperbark

#26 Paperbark



#26 Paperbark

#26 Paperbark

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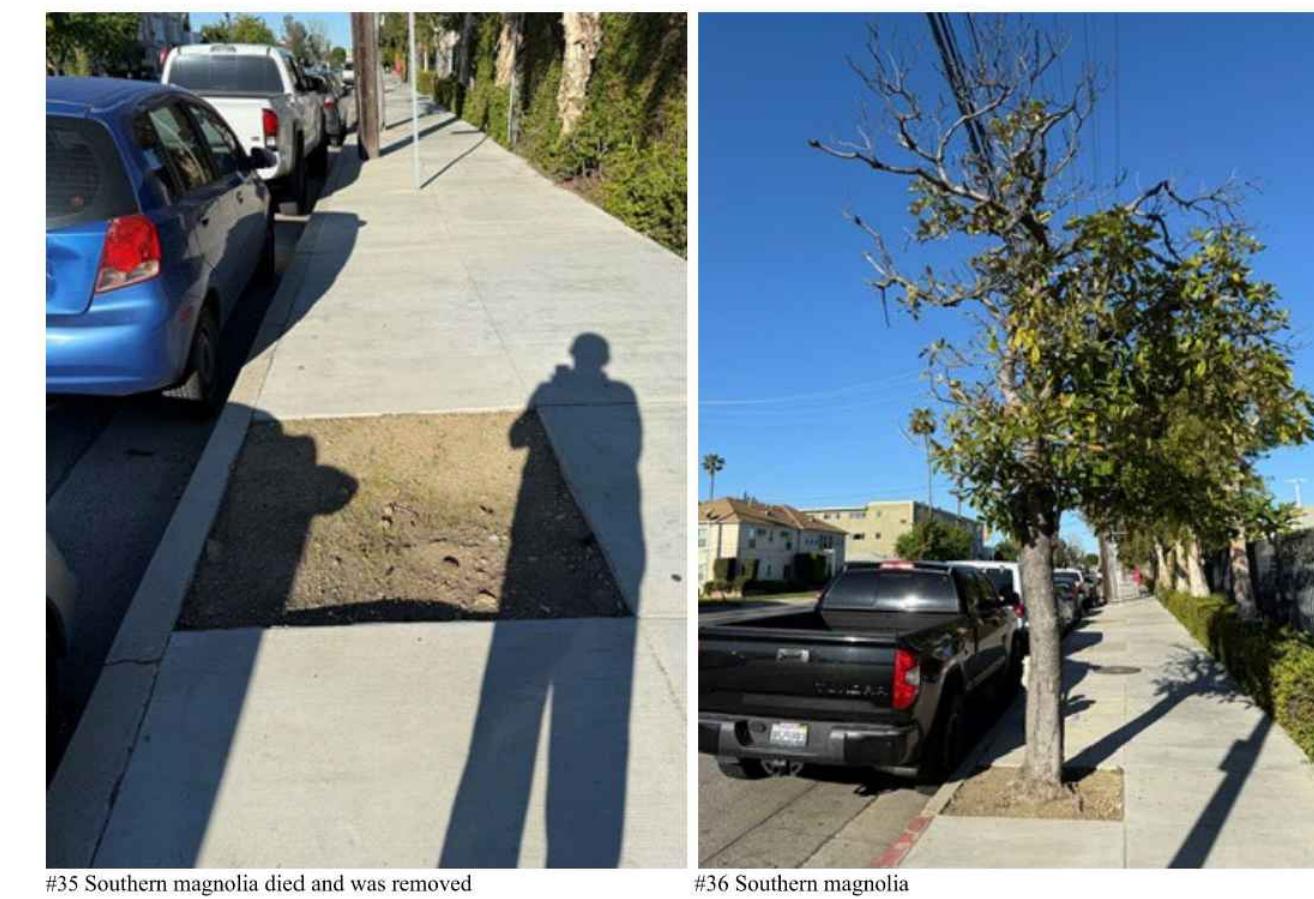
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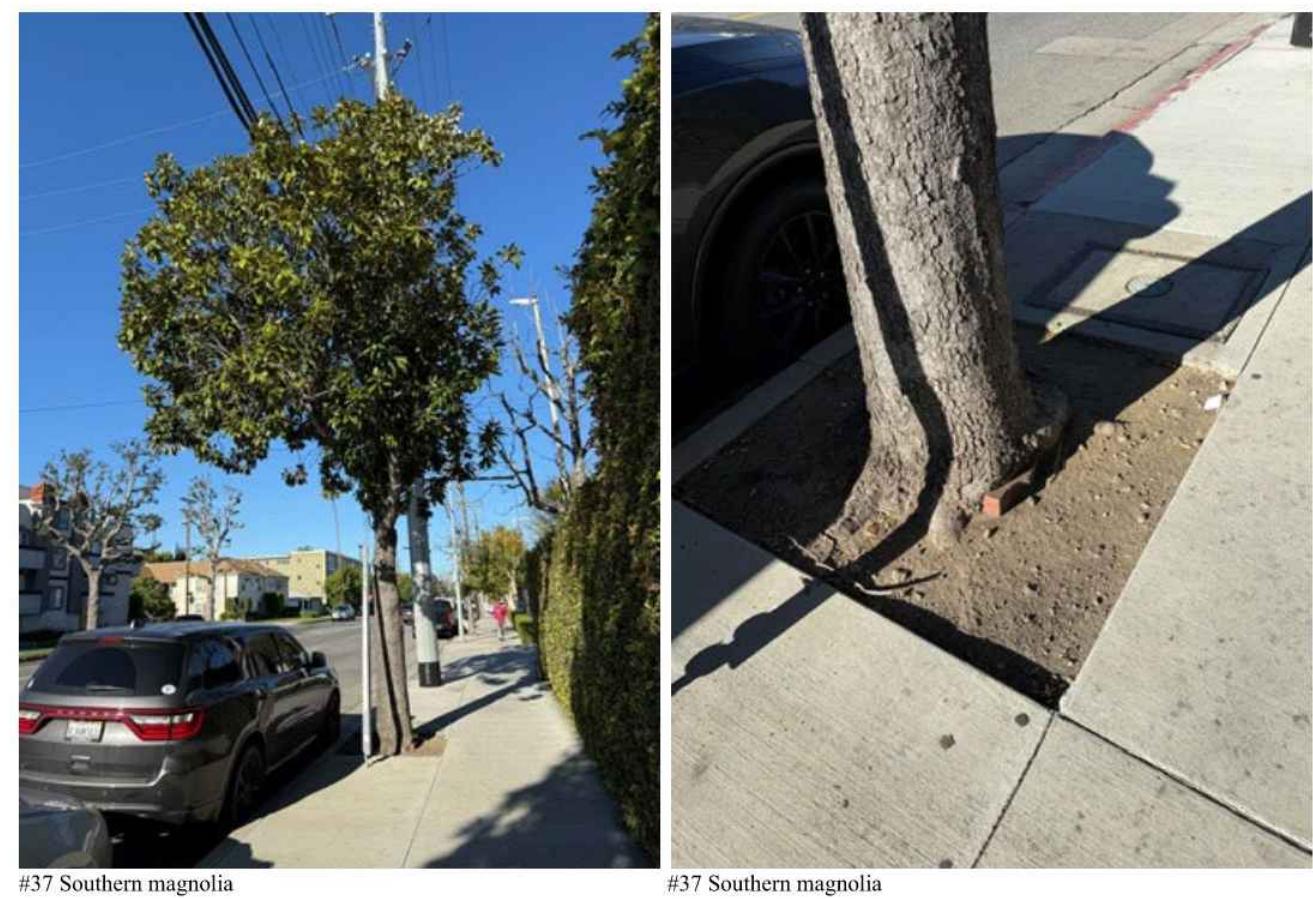
#34 Southern magnolia

#34 Southern magnolia has a very decayed trunk.



#35 Southern magnolia died and was removed

#36 Southern magnolia



#37 Southern magnolia

#37 Southern magnolia



#38 Southern magnolia

#39 Sweet gum

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#40-42 Paperbark melaleuca

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## Analysis of Options

### Transplanting

There are no trees of sufficient health, condition or value to justify transplanting. Transplanting removes about 90% of a tree's roots, and a 10" caliper tree can take over a dozen years to fully recover. Better choices can be made and this is an opportunity to plant trees of smaller stature that need less severe pruning.

### Protecting in Place

Building a new building and covering this site with new paving, utilities and new landscaping will occupy the entire site. There should be new trees on a new site. The existing trees are not desirable for the new site, so other than street trees, there is no reason to protect them in place either.

## Recommendations

### Removals

The existing site trees will all be removed. No mitigation requirement is anticipated. No transplanting is justified or recommended.

If the removed trees were run through a chipper, the chips would be useful for mulching the future planters. However, there are no locations known that would be suitable for storage until after planting time. The project manager may know the proposed scheduling and be able to work out such details.

### New Street Trees

Two street trees need to be replaced due to changes in the site access. Mitigation is normally 2:1. The City of Los Angeles Urban Forestry Division will decide what and how many street trees are required, and what species of trees will be required. The hope is that the site use will be considered when it comes time to make that decision.

## Matrix of Recommendations

Tag#	Species	DBH	Health	Structure	Root condition	Setting	Remove?	Justification	Comments -
1 os	Pyrus kawakamii	10	B	D	Cr 4x4 co	Street tree	No	N/A	Tinj Topd 1hd cod epi Sp
2 os	Pyrus kawakamii	11	B	D	Cr 4x4 co	Street tree	No	N/A	NC Topd 1hd cod epi Sp
3 os	Pyrus kawakamii	11	B	D	Cr 4x4 co	Street tree	No	N/A	Tinj Topd 1hd cod inc epi Sp
4	Afrocarpus falcatus	10.5	B	D	Cr 4x4 co	Yes	Construction	Lt topd 1hd cod inc FC	
5	Afrocarpus falcatus	11	B	D	Cr 6x4 co	Yes	Construction	Lt topd 1hd Sp	
6	Liquidambar styraciflua	12	B	D	narrow	planter	Yes	Construction	Topd 1hd epi
7	Cupaniopsis anacardioides	17' @ 3'	B	D	Sh	planter	Yes	Construction	Topd 1hd epi cod inc LB
8	Pyrus kawakamii	11	B	D	narrow	planter	Yes	Construction	Topd 1s 1hd cod Sp
9	Pyrus kawakamii	11.8	B	D	narrow	planter	Yes	Construction	Topd 1hd cod Sp
10	Cupaniopsis anacardioides	11.2	C	D	Sh Cr	island	Yes	Construction	Sp Hd Lt cod Tinj
11	REMOVED								
12	REMOVED								
13	REMOVED								
14	REMOVED								
15	Ficus m. Nitida	19	C	D	narrow	planter	Yes	Construction	Sp Hd Lt cod CrS
16	Ficus m. Nitida	18	C	D	narrow	planter	Yes	Construction	Sp Hd Lt cod CrS
17	Ficus m. Nitida	17	C	D	narrow	planter	Yes	Construction	Sp Hd Lt cod CrS
18	Ficus m. Nitida	18	C	D	narrow	planter	Yes	Construction	Sp Hd Lt cod CrS
19	Ulmus parvifolia	13	B	C-	mCr	end island	Yes	Construction	Sp Hd Lt cod CrS
20	Ulmus parvifolia	14	B	C-	mCr	end island	Yes	Construction	Sp Hd Lt cod CrS
21	Callistemon viminifolia	11	C	D	narrow	planter	Yes	Construction	Topd 1hd cod Sp



**APPLICATIONS**

**TREE DISCLOSURE STATEMENT**



**TREE DISCLOSURE STATEMENT**

**Tree Disclosure Statement**

Complete all the following fields below:

*Los Angeles Municipal Code (LAMC) Section 46.00 requires the protection of specific trees/shrubs located on private and public property, and that be shown on the building and approved site plans. Any discretionary application on a property that includes changes to the building footprint and/or change to the areas of the property not currently built upon or paved, including demolition, grading, or fence permit applications, or any discretionary change that could potentially remove or affect trees or shrubs, shall provide a Tree Disclosure Statement completed and signed by the Property Owner.*

In addition to the submittal of the Tree Disclosure Statement, the second portion of this form is the Tree Letter. If the Tree Disclosure Statement indicates the presence of protected trees/shrubs on the project site, and/or within the public right-of-way, that are not to be removed or impacted by the project, then the Tree Letter will be required. When the Tree Letter is required, a Tree Expert will be required and an initial field analysis clarifying how the project will have no impact on protected trees/shrubs, including protected species within the public right-of-way. Additionally, as part of the Tree Letter, the Tree Expert will need to provide a Tree Plan which details the existing trees on site, as well as a list with photographs of all trees on site and within the public right-of-way. Instead of filing a Tree Report which details the level of impact to the trees on site, the Tree Expert will complete the Tree Letter when there will not be any impacts to trees/shrubs due to the proposed project. A copy of the form shall be submitted to the project's administrative files with Los Angeles City Planning.

If the Tree Disclosure Statement and/or the Tree Letter indicate that there are any protected trees/shrubs on the project site and/or protected trees/shrubs in the public right-of-way that may be impacted or removed as a result of the project, a Tree Report (CP-4068) will be required, and the field visit must be conducted by a qualified Tree Expert, prepared and conducted within the last 12 months.

**Property Address:** 5201 Van Nuys Blvd. Sherman Oaks, CA 91403

**Date of Site Visit:** 03/14/2025

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**Tree Letter (If Applicable)**

Have any protected trees or shrubs been removed in the last two years (as listed in Ordinance No. 186,873)?

Yes  No

If Yes, provide permit information: \_\_\_\_\_

Does the property contain any street trees in the adjacent Public Right-of-Way?

Yes  No

Is the project proposing to remove any existing protected species of street trees in the adjacent Public Right-of-Way?

Yes  No

If Yes, a Tree Expert must complete the Tree Report. See Form CP-4068 for more details.

Does the project occur within the Mt. Washington/Glassell Park Specific Plan Area and contain any trees 12 inches or more in diameter at 4.5 feet above average natural grade at the base of the tree and/or is more than 35 feet in height?

Yes  No

If Yes, a Tree Expert must complete the Tree Report. See Form CP-4068 for more details.

If No, a Tree Expert must complete the Tree Letter section below and provide all accompanying documentation.

Has any trees or shrubs been removed in the last two years?

Yes  No

If Yes, provide permit information: \_\_\_\_\_

Does the property propose to remove any of the protected trees or shrubs listed above (per Ordinance No. 186,873)?

Yes  No

If Yes, a Tree Expert must complete the Tree Report. See Form CP-4068 for more details.

If No, a Tree Expert must complete the Tree Letter section below and provide all accompanying documentation.

Additional Information Attached:  Yes  No

**Tree Letter (If Applicable)**

This section is to be completed only by a Tree Expert. For Tree Expert credentials, refer to page 6.

Will the project remove or possibly create a substantial effect on any of the above-marked protected trees, protected shrubs, and/or protected tree/shrub species within the public right-of-way?

Yes  No

If Yes, the project will require a Tree Report (CP-4068) by a Tree Expert.

Please describe which of the above-protected trees and/or protected shrubs may be affected by the project:

NONE

**Tree Expert Credentials**

Only to be completed by the Tree Expert of hire

Name of Tree Expert: Greg Applegate

Mark which of the following qualifications apply:

Certified arborist with the International Society of Arboriculture who holds a license as an agricultural pest control advisor

Certified arborist with the International Society of Arboriculture who is a licensed landscape architect

Registered consulting arborist with the American Society of Consulting Arborists

Certification/License No.: WE-0180a RCA #365

Tree Expert Name and Signature: Greg Applegate Date: 11/14/2025

**PROPERTY OWNER AFFIDAVIT**

Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer and/or County Assessor. In the case of partnerships, corporations, LLCs, or trusts, an officer of the ownership entity so authorized may sign as stipulated below.

- Letter of Disclosure.** If the property is owned by a partnership, corporation, LLC, or trust, a disclosure identifying an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the ownership disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- Letter of Authorization (LOA).** From a property owner granting someone else permission to sign the application form, may be provided if the property is owned by a partnership, corporation, LLC, or trust. The signatory must be an officer of the ownership entity authorized to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized to file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items 1-7 below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- Grant Deed.** Provide a copy of the Grant Deed if the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.
  - I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
  - I hereby consent to the filing of the application on my property for processing by the Department of City Planning.
  - I understand if the application is approved, as part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
  - By my signature below, I declare under penalty of perjury under the laws of the State of California that foregoing statements are true and correct.

**Space Below for Notary's Use**

California All-Purpose Acknowledgement Civil Code '1189

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

State of California

County of \_\_\_\_\_

On \_\_\_\_\_ before me, \_\_\_\_\_ (Insert Name of Notary Public and Title)

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

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

WITNESS my hand and official seal.

Seal \_\_\_\_\_ (Signature) \_\_\_\_\_

**APPLICANT DECLARATION**

A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the Tree Disclosure Statement can be accepted.

- I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
- I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intent to segment a larger project in violation of CEQA. I understand that should the City determine that this project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
- I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
- I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
- I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
- I understand that there is guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
- I understand that if this application is denied, there is no refund of fees paid.
- 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 Action, 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/or actions or an action based on a public statement of the planner or claimant under state or federal law, including Title VI. I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. I understand and agree to reimburse 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.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_

**TREE DISCLOSURE STATEMENT**



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BMW SHERMAN OAKS - SHERMAN OAKS, CA  
5201 VANS NUYS BOULEVARD, SHERMAN OAKS, CA 91401  
APN: 2249-006-020 LOT 379 TRACT 1000

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11.19.2025