



# Natural Resources & Environmental Commission Agenda Report

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ITEM NO. 2

**DATE:** October 25, 2022

**FROM:** H. Ted Gerber, Public Works Director

**SUBJECT:** **Proposed Removal of 4 Significant trees at 1865 Hanscom Drive**

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## **Recommendation**

It is recommended that the Natural Resources and Environmental Commission (NREC) approve the removal of four trees at 1865 Hanscom Drive.

## **Background**

On May 18, 2022, the applicant submitted a private property tree removal/replacement permit application. The application's site tree inventory listed twenty-nine (29) trees, and the applicant requested removal of fourteen (14) of the 29 trees. On August 8, 2022, the applicant submitted an amended application requesting removal of only four (4) of the original application's 14 trees. The amended application is included as Attachment 1. The amended application cited dangerous conditions related to the removal request for the four trees. The amended application also included a Notice of Violation received in April 2022 from the City of South Pasadena Code Enforcement Officer referencing requirements to address landscaping and tree maintenance.

## **Discussion/Analysis**

City staff visited the site to review the condition of the trees. Per South Pasadena Municipal Code (SPMC) Section 34.10(b) for tree removal permit applications not associated with development, on August 8, 2022, a notice was sent to owners and tenants of property located within a 100-foot radius of the subject property to receive comments on the amended application. Comments were received through August 23, 2022, and are included as Attachment 2. The comments were also included as an attachment to the August 23, 2022 NREC agenda packet submitted as public comment to that meeting.

Per 34.9(a)(6), City staff requested the applicant to submit additional information from an arborist that provided details on the reasons/factors considered in the removal recommendation. An arborist report was received on October 10, and is included as Attachment 3.

In accordance with SPMC Section 34.10(c), the decision of the tree removal is being referred to the Natural Resource and Environmental Commission with City staff's recommendation, and a written notice of this public meeting was provided to the applicant and to any interested persons who commented on the application. A tree removal permit may be conditioned upon the replacement or transplanting of the tree either on or off site, and such replacement or transplanting is subject to the provisions in the SPMC.

**Fiscal Impact**

The applicant has paid the required tree removal inspection fee and will be required to pay any permit fees for the permit, as well as a deposit associated with any tree replacement requirements.

**Public Notification of Agenda Item**

The public was made aware that this item was to be considered this evening by virtue of its inclusion on the legally publicly noticed agenda, posting of the same agenda and reports on the City's website.

**Attachments**

1. 1865 Hanscom Drive – Amended Tree Removal Permit Application
2. 1865 Hanscom Drive – Comments from Nearby Owners and Tenants Regarding Amended Application
3. 1865 Hanscom Drive – Arborist Report

**Item 2 - Attachment 1**

1865 Hanscom Drive – Amended Tree Removal Permit Application

**CITY OF SOUTH PASADENA  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION  
1414 Mission Street - South Pasadena - CA 91030 - 626-403-7240**

**PRIVATE PROPERTY TREE REMOVAL/REPLACEMENT PERMIT APPLICATION**

*Please submit site plan if more than three (3) trees are involved.*

**Inspection Fee: \$120**

PERMIT NO. \_\_\_\_\_

**Permit Fee: \$308; 4 or more \$428**

All fees are nonrefundable

Job Site: 1865 Hanscom Dr - Site safety, not related to proposed development

Property Owner's Name(S): Charles Imbus Phone: (818) 238-7266

Address: 1865 Hanscom Dr, South Pasadena, CA 91030

Contractor's Name: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

City Business License No: \_\_\_\_\_

Development

**Trees 4" in diameter or greater are Mature Trees - Include all conditions warranting the removal  
Please Submit plan if more than three (3) trees are involved**

| Tree(s)<br>Diameter                           | Type of Tree(s)    | Location of Tree | Reason for Removal   |
|---|--------------------|------------------|--|
| 26.3  | Aleppo Pine        | #9               | Poor, Determined by SCE as danger to power lines   |
| 33.2  | Italian Stone Pine | #20              | Fair, Determined hazard by Code Enforcement, exposed/unstable roots from failed retaining wall, risk to public way and residence (attached Code Enf. pg#4) |
| 15.7  | Chinese Elm        | #22              | Very Poor, danger to residence   |
| Multi-trunk:<br>12.7, 20.3, 17,<br>17.2, 24.5 | Coast Live Oak     | #23              | Very Poor, danger to residence   |

**Office Use Only:**

Application Received: \_\_\_\_\_ Tree Removal and Replacement Plan: \_\_\_\_\_ Arborist Report: \_\_\_\_\_

Project Narrative: \_\_\_\_\_ Proposed Development Plan: \_\_\_\_\_ Site Plan: \_\_\_\_\_ NREC Hearing Date: \_\_\_\_\_

Comment Period Begins: \_\_\_\_\_ Comment Period Ends: \_\_\_\_\_ Permit Ready: \_\_\_\_\_

**PRIVATE PROPERTY TREE REMOVAL/REPLACEMENT PERMIT CONDITIONS:**

- (1) Conditions must exist to warrant the removal of any mature tree. Healthy trees which are not causing a hardship on the property owner shall not be approved for removal.
- (2) Tree removals will include complete removal of the stump and backfill of the hole.
- (3) For every tree approved for removal, multiple replacement trees must be planted anywhere on the owner's property or on City's property upon City's approval. For replacement tree(s) planted in the parkway, root barriers will be required to control the root system. The size of the replacement tree(s) is (are) based on the diameter of the trunk and the type of tree(s) for removal. The replacement tree(s) must be a minimum of 24" box size or as specified by the Engineering Division.
- (4) Replacement trees must be planted within 90 days of the **issuance date on the permit**.
- (5) Prior to planting the replacement trees, a final inspection must be conducted by the City inspector to verify conformance with tree replacement requirements. Please call to schedule an appointment at (626) 403-7370, Monday through Thursday, 7:30 a.m. to 4:00 p.m.
- (6) **A 100-foot radius map and mailing labels shall be required to provide public notice of the tree removal. Residents within a 100-foot radius of the property shall be given 15-days to comment on the tree removal prior to issuance of the permit.**

APPLICANT SIGNATURE:  DATE: 6/25/2022

| <i>City use only</i>  |                               |
|---|-------------------------------|
| 1. Recommended for Approval or Denial                                     | Type/Variety Inspected: _____ |
| Size of Tree: _____ Replacement Tree Size: _____ Qty: _____ Due by: _____ |                               |
| Comments: _____   |                               |
| Inspected By: _____   | Date Inspected: _____         |
| 2. Recommended for Approval or Denial                                     | Type/Variety Inspected: _____ |
| Size of Tree: _____ Replacement Tree Size: _____ Qty: _____ Due by: _____ |                               |
| Comments: _____   |                               |
| Inspected By: _____   | Date Inspected: _____         |
| 3. Recommended for Approval or Denial                                     | Type/Variety Inspected: _____ |
| Size of Tree: _____ Replacement Tree Size: _____ Qty: _____ Due by: _____ |                               |
| Comments: _____   |                               |
| Inspected By: _____   | Date Inspected: _____         |

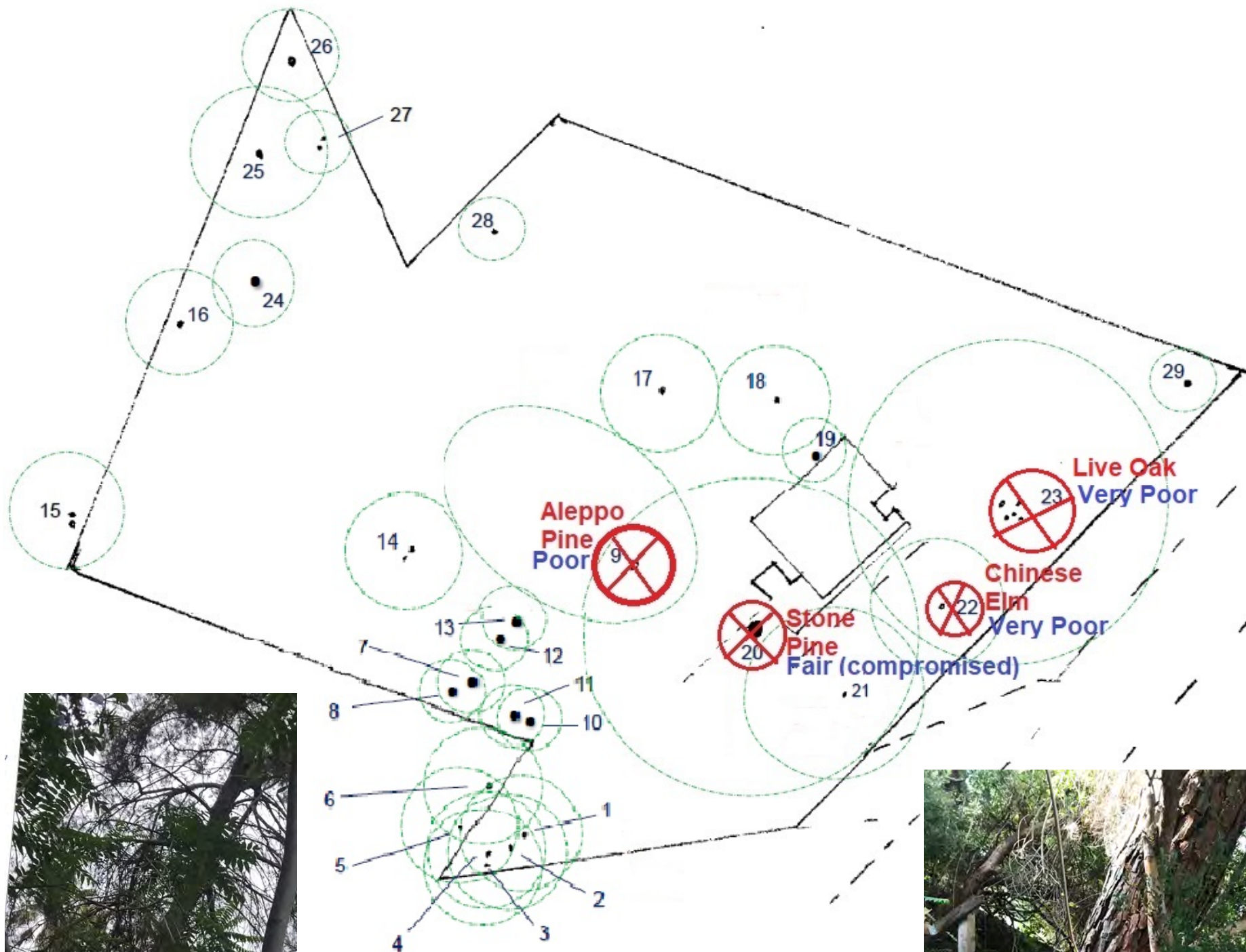
# Imbus Property Tree Inventory

Project Name: Charles Imbus

Address: 1865 Hanscom Dr., South Pasadena

Date: 4/25/2022

| Tree ID | Species           | Common Name      | DBH (Inches)               | Canopy radius (feet) | Height (feet) | # Trunks | Protected Tree Classification | Condition Rating | Disposition |
|---------|-------------------|------------------|----------------------------|----------------------|---------------|----------|-------------------------------|------------------|-------------|
| 9       | Pinus halepensis  | Aleppo Pine      | 26.3                       | 15                   | 60            | 1        | Significant                   | Poor             | Remove      |
| 20      | Pinus pinea       | Ital. Stone Pine | 33.2                       | 30                   | 60            | 1        | Significant                   | Fair             | Remove      |
| 22      | Ulmus parvifolia  | Chinese Elm      | 15.7                       | 30                   | 15            | 1        | Significant                   | Very Poor        | Remove      |
| 23      | Quercus agrifolia | Coast Live Oak   | 12.7, 20.3, 17, 17.2, 24.5 | 40                   | 40            | 5        | Native, Significant           | Very Poor        | Remove      |



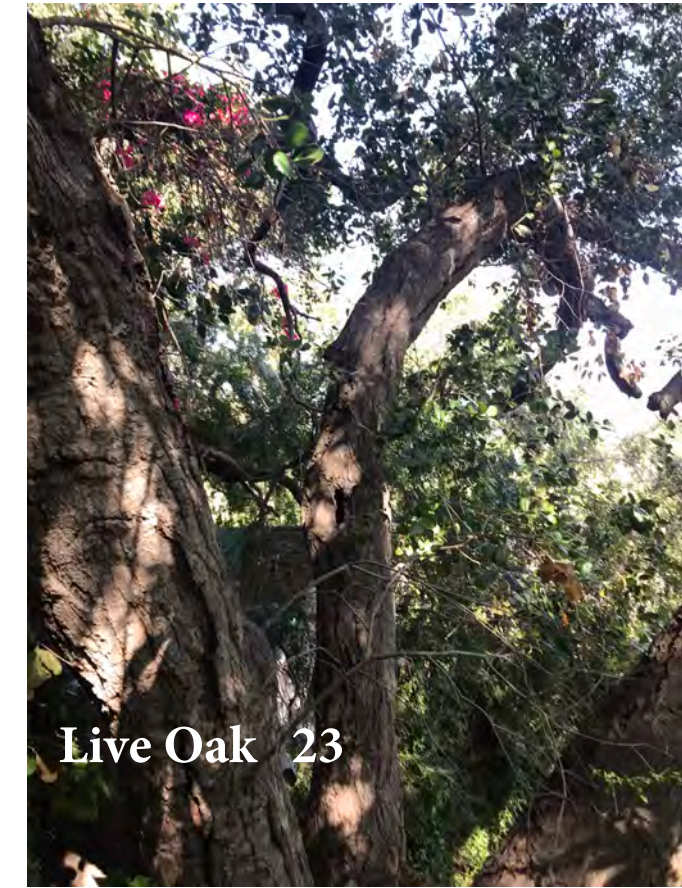
Aleppo Pine 9

EMMMMS  
 Ua\_bca\_[e`Y  
 E5 7V[ea`  
 Bai W[ ] W  
 ZBaad

Root structure  
 exposed, leaning  
 with failure of  
 retaining wall  
 - Fair



Italian Stone Pine 20



Live Oak 23



Cavity into base of tree  
 compromises tree's structure  
 - Very Poor



Chinese Elm 22

Overhangs  
 residence on steep  
 hillside, health of  
 tree risks damage to  
 residence  
 -Very Poor



**CITY OF SOUTH PASADENA**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
1414 MISSION STREET, SOUTH PASADENA, CA 91030  
TEL: 626.403.7220 • FAX: 626.403.7221  
[WWW.SOUTHPASADENACA.GOV](http://WWW.SOUTHPASADENACA.GOV)

## **NOTICE OF VIOLATION**

April 14, 2022  
CE22-000127

### **VIA USPS FIRST CLASS MAIL**

CHARLES E. IMBUS  
THE CHARLES E IMBUS SURVIVORS TRUST  
1074 GLEN OAKS BLVD  
PASADENA, CA, 91105-1108

**Re: 1865 Hanscom Dr., South Pasadena, California, APN 5308-024-031**

Dear Property Owner(s),

City records indicate that you are the owner of the real property located at **1865 Hanscom Dr., South Pasadena, California**. A recent inspection of the property confirmed that there are several conditions that are in violation of the South Pasadena Municipal Code. Those conditions are:

**1. 9.72 Unsecured building or structure.**

An unsecured building or structure is a blighted property. A building or structure is unsecured when either of the following conditions exist:

- (a) The building or structure is inhabited, occupied or used without the consent of the owner of the property, building or structure or an agent of the owner, or
- (b) Unauthorized persons can readily gain entry to the building or structure without the consent of the owner or agent of the owner. (Ord. No. 2116, § 1.)

Please board up all entry points to the structure, including second floor entrances as you are storing an extension ladder on the property.

Please ensure the power service to the property is terminated by the utility provider so as to prevent the potential for an electrical fire on the hillside.

**2. 9.76 Attractive nuisance.**

Any property that is unsecured and constitutes an attraction to children or a harbor for vagrants, criminals or other unauthorized persons, or is in a condition such that persons can resort thereto for the purpose of committing a nuisance or unlawful act constitutes property blight. (Ord. No. 2116, § 1.)

**3. 9.78 State of disrepair.**

A building or structure that is in a state of disrepair constitutes property blight. A building or structure is in a state of disrepair when any of the following conditions exist:



- (a) Exterior walls or roof coverings have become deteriorated, do not provide adequate weather protection, or show evidence of the presence of termite infestation or dry rot; or
- (b) Broken or missing windows or doors constitute a hazardous condition or a potential attraction to trespassers; or
- (c) Building exteriors, walls, fences, retaining walls, driveways, or walkways are broken or deteriorated to the extent that the disrepair is visible from a street or neighboring properties; or

Please remove or fence off the falling retaining wall at the large tree approximately ten feet south of the front door to the structure. Please have a licensed arborist assess the tree's health as its roots are now exposed and remove the tree if it poses any hazard of falling. Obtain the requisite permit(s) from the City of South Pasadena Public Works department.

**4. 9.80 Inadequate landscape maintenance.**

Inadequate landscaping constitutes property blight. A property is inadequately landscaped when any of the following conditions exist:

- (a) The property contains overgrown, diseased, dead, or decayed trees, weeds or other vegetation that:
  - (1) Constitutes a fire hazard or other condition that is dangerous to the public health, safety, welfare; or
  - (2) Creates the potential for the harboring of rats, vermin, vector, or other similar nuisances; or
  - (3) Substantially detracts from the aesthetic and property values of neighboring properties, except that lawn areas that are dying off in preparation for the installation of drought-tolerant landscaping do not constitute blight provided that the property owner takes all of the following actions:
    - (A) Inform the city's community improvement coordinator in writing that said lawn areas are being made ready for drought tolerant landscaping,
    - (B) Post a sign in the lawn area to notify neighbors about the impending drought tolerant landscaping, and
    - (C) Replace said lawn areas with landscaping within two months of the property owner's notice to the city's community improvement coordinator; or

- ⇒ Please remove all the weeds and excess vegetation on your lot and maintain it. This includes the front, side and rear yards. Please trim and/or remove overgrown, decayed, diseased, or dead trees. This includes the tree causing the failure of the retaining wall. Your arborist must obtain the necessary permits to trim or remove overgrown, decayed, diseased, or dead trees.

**5. 9.86 Dangerous condition.**

Any property on which there exists a dangerous condition is blighted property. A property is considered to have a dangerous condition prohibited by this article if any one or more of the following conditions exists on the property:

- (a) Land having a topography, geology, or configuration that, as a result of grading operations or improvements to the land, causes erosion, subsidence, unstable soil conditions, or surface or subsurface drainage problems that pose a threat of injury or are injurious to any neighboring property; or

If the tree has to be removed, erosion control measures will be required to reduce the likelihood of the above conditions.

**6. 9.88 Vacant building.**

(a) Vacant building means a building which has remained unoccupied for a period of more than thirty days.

(b) A building is not deemed to be vacant for purposes of this article if any of the following conditions exist:

- (1) Any unit or portion of the building is occupied;
- (2) Any other building on the same lot is occupied;
- (3) Construction or alteration in progress pursuant to a valid, unexpired building permit.

(c) A vacant building or lot maintained in a condition in violation of the provisions of this article is blighted property. (Ord. No. 2116, § 1.)

**7. 9.90 Vacant building—Appearance.**

(a) All vacant buildings must be maintained in a manner which minimizes the appearance of vacancy, including the prompt removal of graffiti.

(b) All exterior surfaces, including any boarded windows or doors shall be applied with sufficient paint, siding, stucco or other finish to weatherproof the vacant building and to create a sufficient appearance of repair to deter unauthorized occupation.

(c) The exterior of the vacant building property, including all landscaping, shall be kept in such condition as not to create the appearance of an unsecured, unoccupied structure or other hazard to public safety. (Ord. No. 2116, § 1.)

**8. 9.92 Vacant building—Structural and building standards.**

(a) All vacant buildings shall be maintained in a structurally sound condition.

(b) All electrical, natural gas, sanitary and plumbing facilities shall be maintained in a condition which does not create a hazard to public health or safety. (Ord. No. 2116, § 1.)

**9. 9.94 Vacant building—Fire safety.**

(a) All vacant buildings shall be maintained in a manner which does not create an unreasonable risk of fire, including the removal of weeds which may constitute a fire hazard.

(b) No vacant building or portion thereof shall be used for the storage of flammable liquids or other materials which would constitute a safety or fire hazard.

(c) Heating facilities or heating equipment in vacant buildings shall either be removed or maintained in accordance with applicable codes and ordinances. If heating equipment is removed, any fuel supply shall be removed or terminated in accordance with applicable codes and ordinances. (Ord. No. 2116, § 1.)

**10. 9.96 Vacant buildings—Security standards.**

(a) All vacant buildings shall be maintained in a way which secures them from any unauthorized entry.

(b) The owner or responsible agent of a vacant building which has suffered an unauthorized entry must provide security which meets the following minimum standards:

(1) All windows and sliding doors shall provide either intact glazing or resistance to entry equivalent to or greater than that of a solid sheet of not less than 15/32 inch thick plywood or one-half inch thick Oriented Strand Board, painted to match the building to protect it from the elements, cut to fit the opening, and securely nailed using 8D galvanized nails spaced not more than six inches on the center.

(2) Doors and service openings with thresholds located ten feet or less above grade, stairway, landing, ramp, porch, roof or similarly accessible area shall provide resistance to entry equivalent to or greater than that of a closed single panel or hollow core door one and three-eighths inches thick equipped with a half-inch throw deadbolt.

(3) Exterior doors, if openable, may be closed from the interior of the building by toe nailing them to the door frame using 10D or 16D galvanized nails.

(4) There shall be at least one openable door into each building. If an existing door is operable, it may be used and secured with a suitable lock such as a hasp and padlock or a one-half inch deadbolt or deadlatch.

(5) All locks shall be kept locked. When a door cannot be made operable, a door shall be constructed of not less than 15/32 inch thick plywood or one-half inch thick Oriented Strand Board and shall be equipped with a lock as described above. (Ord. No. 2116, § 1.)

**11. 9.98 Vacant building lots—Debris removal.**

All vacant buildings, including all adjoining yard areas, and all lots, whether or not they contain a building or other structure, shall be maintained free of debris, combustible materials, litter and garbage. (Ord. No. 2116, § 1.)

**12. 24.02 Nuisances and property maintenance.**

(c) Conditions Qualifying as a Public Nuisance.

A condition shall not be declared a nuisance unless it can be observed and established without physical entry upon the property involved, or unless it can be observed and established during an entry onto the property with the consent of the person in control of the property, or under the authority of a judicial warrant issued by a court of competent jurisdiction. Conditions that qualify as a public nuisance include, but are not limited to, the following:

(4) Overgrown vegetation:

(A) Likely to harbor rats, vermin, and other nuisances, or

(B) Causing detriment to neighboring properties or property values;

(5) Dead, decayed, diseased, or hazardous trees:

(A) Dangerous to public safety and general welfare, or

(B) Detrimental to nearby property or property values;

(21) Property in a condition that is defective, and unsightly, or in a condition of deterioration or disrepair that the same causes diminution to the property value of surrounding properties or is otherwise materially detrimental to adjacent properties and improvements. This includes the keeping or depositing on, or the scattering over the premises of, any of the following:

(D) Any clothesline, decoration, design, device, fence, structure, or vegetation that is unsightly by reason of its condition or its inappropriate location;

Please remove all the weeds and excess vegetation on your lot and maintain it. This includes obtaining the necessary permits to trim or remove overgrown, decayed, diseased, or dead trees.

Please trim or remove all plants encroaching over or into the public right of way (street).

We hope that these violations, which constitutes misdemeanors, will be corrected voluntarily to prevent the initiation of further enforcement procedures.

**Failure to correct conditions causing the violation(s) by May 4, 2022 can result in any of the additional remedies:**

- (1) Any person convicted of a misdemeanor under the provisions of the South Pasadena Municipal Code is subject to issuance of an administrative citations with fines up to \$1,500 per day, per violation. The first citation is one hundred dollars (\$522).
- (2) In addition failure to comply is also subject to civil or criminal proceeding to abate a public nuisance and a fine of not more than one thousand (\$1,500.00) dollars, or by imprisonment for a period not exceeding six (6) months, or both such fine and imprisonment.

**Once the above referenced repairs have been completed, please contact Code Enforcement to inform us. We will arrange for a follow-up inspection.**

Please contact me at (626) 403-7225 from 8 a.m. to 11 a.m. Monday through Thursday if you have any questions regarding this Notice or wish to arrange a re-inspection of your property to determine compliance.

Thank you for helping in the community effort to improve the quality of life for those who live and do business here in South Pasadena

Respectfully,

  
Chris Mandala, CCEO  
Code Enforcement Officer /  
Community Improvement Coordinator

SOUTH PASADENA

**Item 2 - Attachment 2**

1865 Hanscom Drive – Comments from Nearby Owners and Tenants  
Regarding Amended Application

PART 1 FROM: HANSCOM DRIVE RESIDENTS

PART 2 FROM: WENDY RYAN

PART 3 FROM: JANET SEDGWICK

**PART 1**

**COMMENTS FROM HANSCOM DRIVE RESIDENTS**



# Comments regarding 1865 Hanscom Drive Tree Removal Permit Application

I reached out to ISA certified arborists Alison Lancaster ([www.alca-llc.com](http://www.alca-llc.com)) and Ron Serven ([www.growthringsservices.com](http://www.growthringsservices.com)) for help navigating these issues. They have worked for Pasadena and San Marino respectively, know each other, and know the developer's arborist.

## Italian Stone Pine

The crown is full and has healthy green foliage (see Exhibit A). Alison stated that a full evaluation is necessary to determine the health and stability of the tree.

The roots are exposed as can be seen in the permit application (see Exhibit K, page 4).

## Who created this dangerous condition that endangered the tree

At some point the developer demolished a wall adjacent the Italian Stone Pine (see Exhibit B) exposing the tree's roots. This wall wasn't supporting the tree but it was protecting the roots from exposure to the elements. The wall should be replaced according to a certified arborist's requirements.

*South Pasadena Code section 34.4 Tree protection required in connection with development activity subsection (b) states Development shall not cause any physical damage to the limbs, bark, crown, or where the roots join the stem.*

Arborist Gary Knowlton from La Crescenta discusses backfilling to cover the exposed roots of an Italian Stone Pine in a YouTube video at <https://www.youtube.com/watch?v=RLWnkz4jC40>

## **Coast Live Oak**

Each trunk of the multi trunk tree has healthy green foliage (see Exhibit C). Alison stated oaks are adapted to living with cavities and that a full evaluation is necessary to determine the health and stability of the tree.

## **Aleppo Pine**

The crown is full and has healthy green foliage (see Exhibit D). Alison stated that Aleppo Pines are tolerant of major pruning and that a full evaluation is necessary to determine the health and stability of the tree.

Edison will not make their records public without subpoena so I was unable to determine the contents of the conversation between the developer and the line inspector. The representative I spoke to on the phone said "typically we do not remove the tree entirely" and "if we identify a tree needs to be removed, it is unlikely that we would leave it to the homeowner."

Several houses away there is a couple of recently trimmed large trees situated right next to power lines (see Exhibit E).

## **"Arborist Report"**

The developer first submitted a tree removal application end of May on the basis of "New Development" (see Exhibit F). The amended application was submitted beginning of August and narrowed the request to only the four old growth trees on the property (see Exhibit G).

The proposal from the developer's arborist is dated April 12, 2022 and states under "Proposed Work" "Disposition related to proposed construction" (see Exhibit L, page 1). The "arborist report" dated April 25, 2022 shows a removal disposition for the four old growth trees (see Exhibit K, page 3). Both of these dates predate the first permit application despite the hazards only being raised in the second.

I cannot understand why the application only shows the four old growth trees on the arborist's disposition document despite them having Tree IDs 9, 20, 22 and 23. I believe there was an original disposition document that contained all trees with a "Remove" disposition and that upon amending the application this disposition document was shortened misleadingly. It was

very difficult for me to obtain the amended application. I was not provided the original application.

Peter Harnisch is the developer's arborist. Both Alison and Ron know Peter. They both reached out to him.

Alison said August 16, 2022 that she is very familiar with Peter's work and questioned why the "arborist report" does not contain his name or signature. Alison also pointed out that the "arborist report" is not actually a report and that it does not contain supporting observations, conclusions, or recommendations from an arborist demonstrating that the trees are hazardous and must be removed.

Ron suggested I reach out to Peter himself. I called Peter August 18, 2022 and he was extremely upset. I asked "Did you provide those documents to your client with the expectation that he'd submit them?" He emphatically responded "NO".

Apparently the documents are an initial "disposition" which only confirms the *location, measurements, and protection status* but that is it so far. He has not been hired to do the detailed evaluation on any trees that the owner may then decide to request for removal and provide the detailed report of his observations, findings and recommendations.

It is unclear whose opinion the "Condition Rating" of the trees are in the tree inventory (see [Exhibit K](#), page 3).

## **Inapplicable Exemptions**

The amended application claiming hazards and an undocumented conversation with Edison appears to be an attempt to exploit exemptions in the city code.

South Pasadena Code section *34.14 Exemptions* subsection (a) states "No permit is required for the removal or trimming of a tree damaged by storm, fire, or other natural disaster which has been determined by the director, police chief, fire chief, or code enforcement officer to be dangerous to life or property."

There appears to be no such evidence accompanying the application to support this exemption. I have lived across the street for 15 years. From my vantage point 30 feet up the trees appear to be extremely resilient to storms

—something I actually pay close attention to. I am not aware of any fire or natural disasters affecting the property so long as I've lived here. None of the hazards raised by the developer are related to storm activity.

Additionally, trees help protect other trees from storm winds. The more trees that remain the better they will protect each other as well as the old growth pine on my property from winds rushing up the hillside (see Exhibit Q). Removal could *create* a storm hazard.

South Pasadena Code section *34.14 Exemptions* subsection (c) states “Public utility companies required to trim or remove trees, upon submittal of a letter to the director or their designee outlining the specific trees along with reasons for removal or trimming, shall be exempt from the provisions of this chapter.”

There appears to be no such evidence accompanying the application to support this exemption.

Lastly, there is no danger to the "residence" as the dilapidated structure on the property is not the developer's residence. The structure has been described thus far by the director as such.

## **Runoff & Landslides**

The properties situated below the developer's property have rarely experienced muddy runoff during the rainy season. The owners of these properties believe the recent development work at 1853/1855 Hanscom Drive has led to an increase in runoff (see Exhibit H and Exhibit I). The footprint of the developer's property is much larger and the tree canopies cover a significant portion of it (see Exhibit J, developer's property boxed in blue).

The developer's property is in a designated landslide area (see Exhibit M).

December 25-26, 2019 we saw 1.6" of rain in 24 hours and inches of mud flowed down to the property at 1852 Peterson Avenue actually making contact with the structure itself. It also flowed around the structure and into the street (see Exhibit P and Exhibit N).

City of South Pasadena Local Hazard Mitigation Plan *page 54* states (emphasis mine):

General slope stability is determined by a number of factors such as the angle of the slope, vegetative cover, wildland fire, bedrock, soil, seismic activity, precipitation, groundwater, erosion, and human alterations to land such as hillside grading activities. **Slopes may be in temporary equilibrium until one of the aforementioned factors is modified by natural or human activity resulting in an unstable condition and potential slope failure.**

A landslide is defined as a downward and outward movement of soil and rock. Such a movement occurs when steep slopes are destabilized by excess water accumulation in the soil, the addition of excess weight to the top of a slope, the removal of support from the bottom of a slope, or a combination of the above. The force of rocks, soils, or other debris moving down a slope can devastate anything in its path.

Mudflows, often referred to as "debris flows" or "mudslides" are caused by sustained and intense rain fall that is accompanied by rocks, vegetation and other debris. These are fast moving down slope flows and can cause severe damage. The rapid movement and sudden arrival of debris flows pose a hazard to life and property during and immediately following the triggering rainfall. In order to trigger "debris flows" a storm must have a **critical combination of rainfall intensity and duration** leading to saturation of the hill slope soils, generation of positive pore fluid pressures within the soil and ultimately, slope failure.

The document continues on the following page under section "Climate Change Considerations":

Anticipating that precipitation regimes may change in the future as a result of climate change, there may be greater opportunity for landslides and mudflows. Current climate change science indicates that storms may become less frequent and more intense, which could result in **greater amounts of runoff at higher velocities** within the various drainages in South Pasadena. With greater amounts of precipitation underlying soils and rock units could become saturated quicker increasing the risk for landslides. In addition, if water runoff is occurring at greater velocities, there is greater potential for erosion, which could induce landslides and mudflows within the city.

Evaluating and controlling for water runoff happens during the planning phase of new construction. This issue is being entirely overlooked by bypassing a "New Construction" tree removal application.

## **Conclusion**

It has been confirmed by the developer's arborist that he has only provided a simple, uncritical site summary and not any kind of evaluation. He had told his client that it could be months before he could get to a full evaluation so it is unlikely that the developer believed what he submitted to be the full ISA certified arborist report.

There is no evidence of exempting conditions.

Removal of the retaining wall at the base of the Italian Stone Pine has actually *created* a problem by exposing structural roots to the elements, specifically further erosion from rains.

Significant rains (more than 1" in a day) have historically begun November 2019, December 2020 and December 2021. Rains of 1.6" in a day have created significant mud flows. Rains are expected to come in larger volumes in the future.

The tree removal permit application states "Only you can help keep South Pasadena green and beautiful by observing the city tree ordinance."

The developer told me "I'll do what I can do that's within the law and you'll counter everything that I do and I know that." I do not believe the developer is acting in good faith with his approach to tree removal thus far. My neighbors have not met the developer. It's entirely up to you to protect us, our properties and our green and beautiful South Pasadena.

Measures should be put in place to ensure that the process moving forward is done according to the laws and regulations in our city code to preserve the well-being of the residents who will be affected by this property's development.

Thank you,  
Angelo Gladding  
1856 Hanscom Drive

Exhibit A



Exhibit B

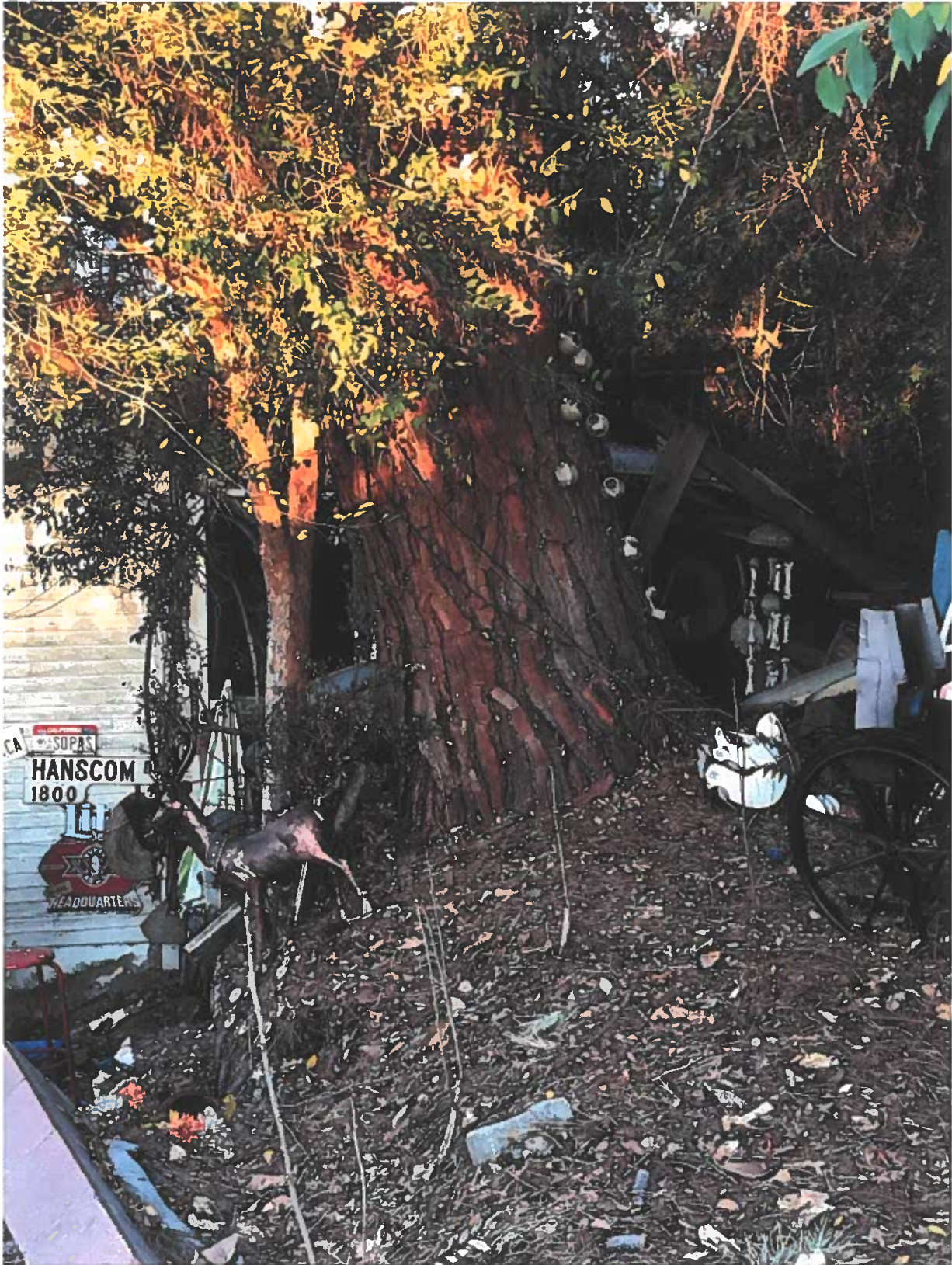




Exhibit C



Exhibit D



Exhibit E



Exhibit F



**PUBLIC NOTICE  
THE PUBLIC WORKS DEPARTMENT HAS RECEIVED A  
TREE REMOVAL/REPLACEMENT PERMIT APPLICATION  
FOR THE REMOVAL OF A PRIVATE PROPERTY TREE  
AT 1865 HANSCOM DRIVE, SOUTH PASADENA,  
CALIFORNIA 91030**

PURSUANT TO CITY MUNICIPAL CODE CHAPTER 34, SECTION 34.6, PERMIT ISSUANCE OR DENIAL, NOTICE IS HEREBY GIVEN to provide public comment on the proposed removal of private property trees at the subject property.

The property owner has applied for removal of the following tree(s) on the property:

**1. 1865 Hanscom Dr -**

| Diameter                | Type of Tree       | Location            | Reason for Removal |
|-------------------------|--------------------|---------------------|--------------------|
| (2) 6.5", 6", 8", 12.5" | Tree of Heaven (5) | South of property   | New Development    |
| 26.3"                   | Aleppo Pine        | West side of House  | New Development    |
| 5.3", 8.1", 13.8", 10"  | Walnut (4)         | West side of House  | New Development    |
| 11.5", 15.7"            | Chinese Elm (2)    | South side of House | New Development    |
| 91.7"                   | Coast Live Oak     | East of House       | New Development    |
| 33.2"                   | Italian Stone Pine | South of House      | New Development    |

The code further states that residents within a 100 foot radius have the opportunity to comment via first class mail for fifteen (15) calendar days from the date of mailing.

Please submit comments if any, by **Wednesday, June 15, 2022** to:  
Deputy Director of Public Works  
Public Works Department  
1414 Mission Street  
South Pasadena, CA 91030

In accordance with City Municipal Code Chapter 34, Section 34.7(b) when a permit is issued for tree removal, replacement trees must be planted with a minimum size boxed-tree of 24-inches.

For further information on the tree removal/replacement permit application and process please contact the Public Works Department, 1414 Mission Street, South Pasadena, CA 91030, email to [ldewitt@southpasadenaca.gov](mailto:ldewitt@southpasadenaca.gov), or call (626) 403-7240. Staff is available between the hours of 7:30 a.m. to 6:00 p.m. Monday through Thursday and closed on Fridays.

Exhibit G



AMENDED PUBLIC NOTICE THE PUBLIC WORKS DEPARTMENT HAS RECEIVED A TREE REMOVAL/REPLACEMENT PERMIT APPLICATION FOR THE REMOVAL OF A PRIVATE PROPERTY TREE AT 1865 HANSCOM DRIVE, SOUTH PASADENA, CALIFORNIA 91030

PURSUANT TO CITY MUNICIPAL CODE CHAPTER 34, SECTION 34.6, PERMIT ISSUANCE OR DENIAL, NOTICE IS HEREBY GIVEN to provide public comment on the proposed removal of private property trees at the subject property.

The property owner has applied for removal of the following tree(s) on the property:

1. 1865 Hanscom Dr -

Table with 4 columns: Diameter, Type of Tree, Location, Reason for Removal. Rows include Aleppo Pine, Chinese Elm, Coast Live Oak, and Italian Stone Pine.

The code further states that residents within a 100-foot radius have the opportunity to comment via first class mail for fifteen (15) calendar days from the date of mailing.

Please submit comments if any, by Tuesday, August 23, 2022 to: Deputy Director of Public Works, Public Works Department, 1414 Mission Street, South Pasadena, CA 91030

In accordance with City Municipal Code Chapter 34, Section 34.7(b) when a permit is issued for tree removal, replacement trees must be planted with a minimum size boxed-tree of 24-inches.

For further information on the tree removal/replacement permit application and process, please contact the Public Works Department, 1414 Mission Street, South Pasadena, CA 91030, email to ldewitt@southpasadenaca.gov, or call (626) 403-7240. Staff is available between the hours of 7:30 a.m. to 6:00 p.m. Monday through Thursday and closed on Fridays.

Exhibit H



Exhibit I

Video can be found at [http://1856.house/1865/muddy\\_runoff.mov](http://1856.house/1865/muddy_runoff.mov)

Exhibit J



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**CITY OF SOUTH PASADENA  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION  
1414 Mission Street - South Pasadena - CA 91030 - 626-403-7240**

**PRIVATE PROPERTY TREE REMOVAL/REPLACEMENT PERMIT APPLICATION**

*Please submit site plan if more than three (3) trees are involved.*

**Inspection Fee: \$120**

PERMIT NO. \_\_\_\_\_

**Permit Fee: \$308; 4 or more \$428**

All fees are nonrefundable

Job Site: 1865 Hanscom Dr - Site safety, not related to proposed development

Property Owner's Name(S): Charles Imbus Phone: (818) 238-7266

Address: 1865 Hanscom Dr, South Pasadena, CA 91030

Contractor's Name: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

City Business License No: \_\_\_\_\_

Development

**Trees 4" in diameter or greater are Mature Trees - Include all conditions warranting the removal  
Please Submit plan if more than three (3) trees are involved**

| Tree(s) Diameter                              | Type of Tree(s)    | Location of Tree | Reason for Removal   |
|---|--------------------|------------------|--|
| 26.3  | Aleppo Pine        | #9               | Poor, Determined by SCE as danger to power lines   |
| 33.2  | Italian Stone Pine | #20              | Fair, Determined hazard by Code Enforcement, exposed/unstable roots from failed retaining wall, risk to public way and residence (attached Code Enf. pg#4) |
| 15.7  | Chinese Elm        | #22              | Very Poor, danger to residence   |
| Multi-trunk:<br>12.7, 20.3, 17,<br>17.2, 24.5 | Coast Live Oak     | #23              | Very Poor, danger to residence   |

**Office Use Only:**

Application Received: \_\_\_\_\_ Tree Removal and Replacement Plan: \_\_\_\_\_ Arborist Report: \_\_\_\_\_

Project Narrative: \_\_\_\_\_ Proposed Development Plan: \_\_\_\_\_ Site Plan: \_\_\_\_\_ NREC Hearing Date: \_\_\_\_\_

Comment Period Begins: \_\_\_\_\_ Comment Period Ends: \_\_\_\_\_ Permit Ready: \_\_\_\_\_

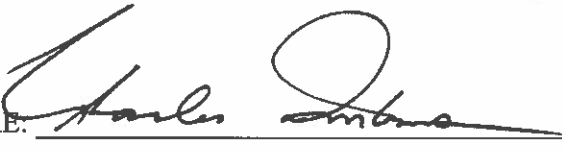
1





**PRIVATE PROPERTY TREE REMOVAL/REPLACEMENT PERMIT CONDITIONS:**

- (1) Conditions must exist to warrant the removal of any mature tree. Healthy trees which are not causing a hardship on the property owner shall not be approved for removal.
- (2) Tree removals will include complete removal of the stump and backfill of the hole.
- (3) For every tree approved for removal, multiple replacement trees must be planted anywhere on the owner's property or on City's property upon City's approval. For replacement tree(s) planted in the parkway, root barriers will be required to control the root system. The size of the replacement tree(s) is (are) based on the diameter of the trunk and the type of tree(s) for removal. The replacement tree(s) must be a minimum of 24" box size or as specified by the Engineering Division.
- (4) Replacement trees must be planted within 90 days of the **issuance date on the permit.**
- (5) Prior to planting the replacement trees, a final inspection must be conducted by the City inspector to verify conformance with tree replacement requirements. Please call to schedule an appointment at (626) 403-7370, Monday through Thursday, 7:30 a.m. to 4:00 p.m.
- (6) **A 100-foot radius map and mailing labels shall be required to provide public notice of the tree removal. Residents within a 100-foot radius of the property shall be given 15-days to comment on the tree removal prior to issuance of the permit.**

APPLICANT SIGNATURE:  DATE: 6/25/2022

| <i>City use only</i>  |                               |
|---|-------------------------------|
| 1. Recommended for Approval or Denial                                     | Type/Variety Inspected: _____ |
| Size of Tree: _____ Replacement Tree Size: _____ Qty: _____ Due by: _____ |                               |
| Comments: _____   |                               |
| Inspected By: _____   | Date Inspected: _____         |
| 2. Recommended for Approval or Denial                                     | Type/Variety Inspected: _____ |
| Size of Tree: _____ Replacement Tree Size: _____ Qty: _____ Due by: _____ |                               |
| Comments: _____   |                               |
| Inspected By: _____   | Date Inspected: _____         |
| 3. Recommended for Approval or Denial                                     | Type/Variety Inspected: _____ |
| Size of Tree: _____ Replacement Tree Size: _____ Qty: _____ Due by: _____ |                               |
| Comments: _____   |                               |
| Inspected By: _____   | Date Inspected: _____         |

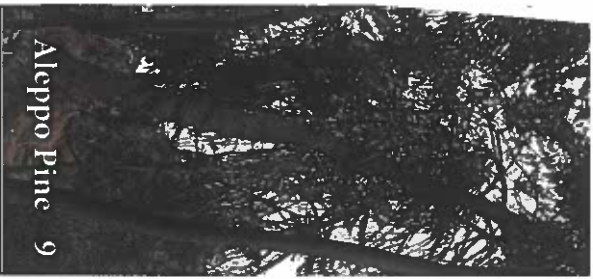
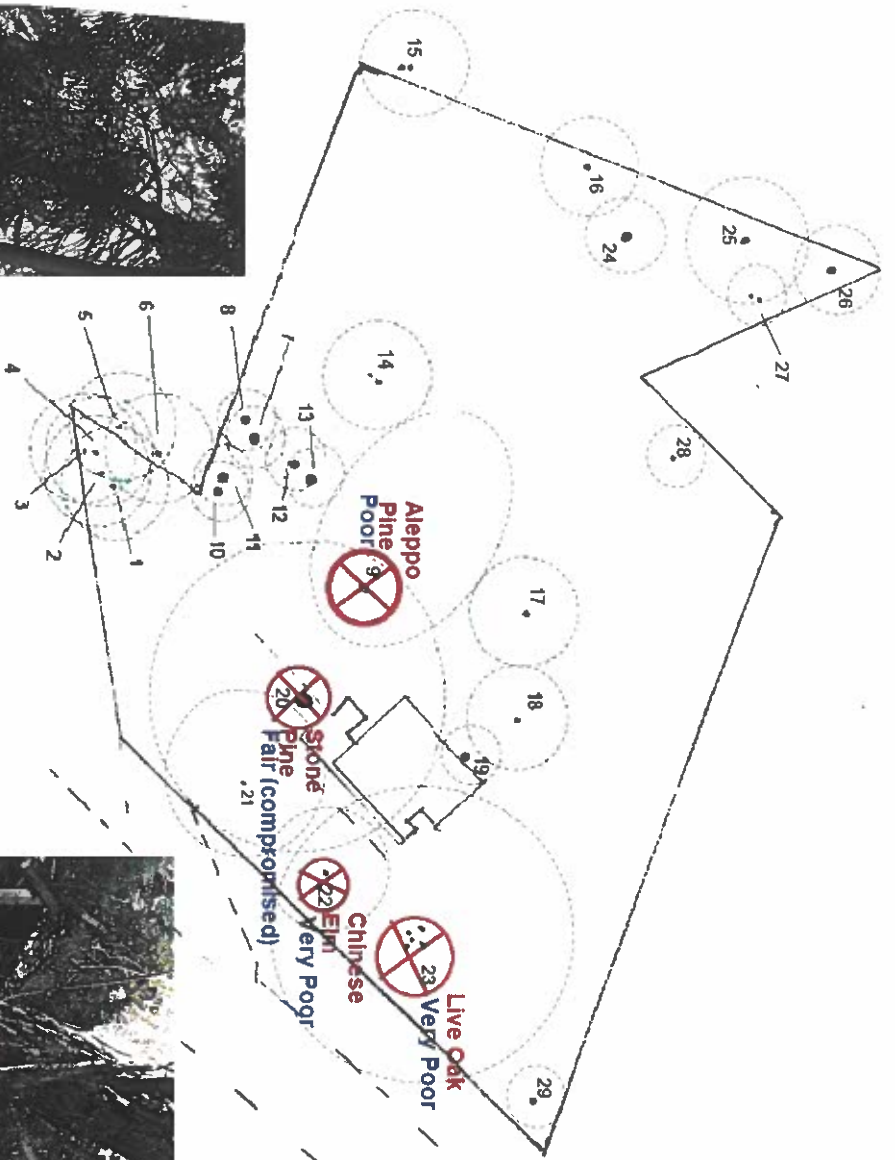
# Imbus Property Tree Inventory

Project Name: Charles Imbus

Address: 1865 Hanscom Dr., South Pasadena

Date: 4/25/2022

| Tree ID | Species           | Common Name      | DBH (Inches)               | Canopy radius (feet) | Height (feet) | # Trunks | Protected Tree Classification | Condition Rating | Disposition |
|---------|-------------------|------------------|----------------------------|----------------------|---------------|----------|-------------------------------|------------------|-------------|
| 9       | Pinus halepensis  | Aleppo Pine      | 26.3                       | 15                   | 60            | 1        | Significant                   | Poor             | Remove      |
| 20      | Pinus pinea       | Ital. Stone Pine | 33.2                       | 30                   | 60            | 1        | Significant                   | Fair             | Remove      |
| 22      | Ulmus parvifolia  | Chinese Elm      | 15.7                       | 30                   | 15            | 1        | Significant                   | Very Poor        | Remove      |
| 23      | Quercus agrifolia | Coast Live Oak   | 12.7, 20.3, 17, 17.2, 24.5 | 40                   | 40            | 5        | Native, Significant           | Very Poor        | Remove      |



Aleppo Pine 9

Severe lean  
compromising  
SC Edison  
Power lines  
-Poor

Root structure  
exposed, leaning  
with failure of  
retaining wall  
- Fair



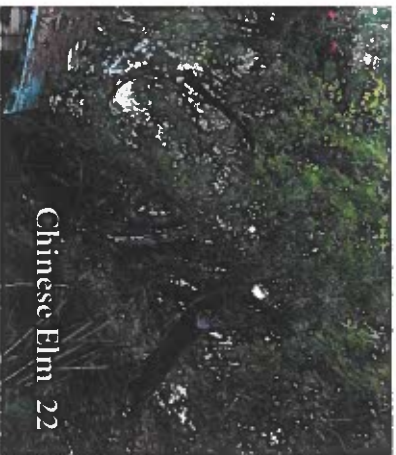
Italian Stone Pine 20



Live Oak 23



Cavity into base of tree  
compromises tree's structure  
- Very Poor



Chinese Elm 22

Overhangs  
residence on steep  
hillside, health of  
tree risks damage to  
residence  
-Very Poor



**CITY OF SOUTH PASADENA**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
1414 MISSION STREET, SOUTH PASADENA, CA 91030  
TEL: 626.403.7220 • FAX: 626.403.7221  
[WWW.SOUTHPASADENACA.GOV](http://WWW.SOUTHPASADENACA.GOV)

**NOTICE OF VIOLATION**

April 14, 2022  
CE22-000127

**VIA USPS FIRST CLASS MAIL**

**CHARLES E. IMBUS**  
**THE CHARLES E IMBUS SURVIVORS TRUST**  
**1074 GLEN OAKS BLVD**  
**PASADENA, CA, 91105-1108**

**Re: 1865 Hanscom Dr., South Pasadena, California, APN 5308-024-031**

Dear Property Owner(s),

City records indicate that you are the owner of the real property located at 1865 Hanscom Dr., South Pasadena, California. A recent inspection of the property confirmed that there are several conditions that are in violation of the South Pasadena Municipal Code. Those conditions are:

**1. 9.72 Unsecured building or structure.**

An unsecured building or structure is a blighted property. A building or structure is unsecured when either of the following conditions exist:

- (a) The building or structure is inhabited, occupied or used without the consent of the owner of the property, building or structure or an agent of the owner; or
- (b) Unauthorized persons can readily gain entry to the building or structure without the consent of the owner or agent of the owner. (Ord. No. 2116, § 1.)

Please board up all entry points to the structure, including second floor entrances as you are storing an extension ladder on the property.

Please ensure the power service to the property is terminated by the utility provider so as to prevent the potential for an electrical fire on the hillside.

**2. 9.76 Attractive nuisance.**

Any property that is unsecured and constitutes an attraction to children or a harbor for vagrants, criminals or other unauthorized persons, or is in a condition such that persons can resort thereto for the purpose of committing a nuisance or unlawful act constitutes property blight. (Ord. No. 2116, § 1.)

**3. 9.78 State of disrepair.**

A building or structure that is in a state of disrepair constitutes property blight. A building or structure is in a state of disrepair when any of the following conditions exist:

- (a) Exterior walls or roof coverings have become deteriorated, do not provide adequate weather protection, or show evidence of the presence of termite infestation or dry rot; or
- (b) Broken or missing windows or doors constitute a hazardous condition or a potential attraction to trespassers; or
- (c) Building exteriors, walls, fences, retaining walls, driveways, or walkways are broken or deteriorated to the extent that the disrepair is visible from a street or neighboring properties; or

Please remove or fence off the falling retaining wall of the large tree approximately ten feet south of the front door to the structure. Please have a licensed arborist assess the tree's health as its roots are now exposed and remove the tree if it poses any hazard of falling. Obtain the requisite permit(s) from the City of South Pasadena Public Works department.

**4. 9.80 Inadequate landscape maintenance.**  
Inadequate landscaping constitutes property blight. A property is inadequately landscaped when any of the following conditions exist:

- (a) The property contains overgrown, diseased, dead, or decayed trees, weeds or other vegetation that:
  - (1) Constitutes a fire hazard or other condition that is dangerous to the public health, safety, welfare; or
  - (2) Creates the potential for the harboring of rats, vermin, vector, or other similar nuisances; or
  - (3) Substantially detracts from the aesthetic and property values of neighboring properties, except that lawn areas that are dying off in preparation for the installation of drought-tolerant landscaping do not constitute blight provided that the property owner takes all of the following actions:
    - (A) Inform the city's community improvement coordinator in writing that said lawn areas are being made ready for drought tolerant landscaping,
    - (B) Post a sign in the lawn area to notify neighbors about the impending drought tolerant landscaping, and
    - (C) Replace said lawn areas with landscaping within two months of the property owner's notice to the city's community improvement coordinator; or

- ➡ Please remove all the weeds and excess vegetation on your lot and maintain it. This includes the front, side and rear yards. Please trim and/or remove overgrown, decayed, diseased, or dead trees. This includes the tree causing the failure of the retaining wall. Your arborist must obtain the necessary permits to trim or remove overgrown, decayed, diseased, or dead trees.

**5. 9.86 Dangerous condition.**

Any property on which there exists a dangerous condition is blighted property. A property is considered to have a dangerous condition prohibited by this article if any one or more of the following conditions exists on the property:

- (a) Land having a topography, geology, or configuration that, as a result of grading operations or improvements to the land, causes erosion, subsidence, unstable soil conditions, or surface or subsurface drainage problems that pose a threat of injury or are injurious to any neighboring property; or

If the tree has to be removed, erosion control measures will be required to reduce the likelihood of the above conditions.

**6. 9.88 Vacant building.**

(a) Vacant building means a building which has remained unoccupied for a period of more than thirty days.

(b) A building is not deemed to be vacant for purposes of this article if any of the following conditions exist:

- (1) Any unit or portion of the building is occupied;
- (2) Any other building on the same lot is occupied;
- (3) Construction or alteration in progress pursuant to a valid, unexpired building permit.

(c) A vacant building or lot maintained in a condition in violation of the provisions of this article is blighted property. (Ord. No. 2116, § 1.)

**7. 9.90 Vacant building—Appearance.**

(a) All vacant buildings must be maintained in a manner which minimizes the appearance of vacancy, including the prompt removal of graffiti.

(b) All exterior surfaces, including any boarded windows or doors shall be applied with sufficient paint, siding, stucco or other finish to weatherproof the vacant building and to create a sufficient appearance of repair to deter unauthorized occupation.

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(c) The exterior of the vacant building property, including all landscaping, shall be kept in such condition as not to create the appearance of an unsecured, unoccupied structure or other hazard to public safety. (Ord. No. 2116, § 1.)

**8. 9.92 Vacant building—Structural and building standards.**

(a) All vacant buildings shall be maintained in a structurally sound condition.

(b) All electrical, natural gas, sanitary and plumbing facilities shall be maintained in a condition which does not create a hazard to public health or safety. (Ord. No. 2116, § 1.)

**8. 9.94 Vacant building—Fire safety.**

(a) All vacant buildings shall be maintained in a manner which does not create an unreasonable risk of fire, including the removal of weeds which may constitute a fire hazard.

(b) No vacant building or portion thereof shall be used for the storage of flammable liquids or other materials which would constitute a safety or fire hazard.

(c) Heating facilities or heating equipment in vacant buildings shall either be removed or maintained in accordance with applicable codes and ordinances. If heating equipment is removed, any fuel supply shall be removed or terminated in accordance with applicable codes and ordinances. (Ord. No. 2116, § 1.)

**10. 9.96 Vacant buildings—Security standards.**

(a) All vacant buildings shall be maintained in a way which secures them from any unauthorized entry.

(b) The owner or responsible agent of a vacant building which has suffered an unauthorized entry must provide security which meets the following minimum standards:

(1) All windows and sliding doors shall provide either intact glazing or resistance to entry equivalent to or greater than that of a solid sheet of not less than 15/32 inch thick plywood or one-half inch thick Oriented Strand Board, painted to match the building to protect it from the elements, cut to fit the opening, and securely nailed using 8D galvanized nails spaced not more than six inches on the center.

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(2) Doors and service openings with thresholds located ten feet or less above grade, stairway, landing, ramp, porch, roof or similarly accessible area shall provide resistance to entry equivalent to or greater than that of a closed single panel or hollow core door one and three-eighths inches thick equipped with a half-inch throw deadbolt.

(3) Exterior doors, if openable, may be closed from the interior of the building by toe nailing them to the door frame using 10D or 18D galvanized nails.

(4) There shall be at least one openable door into each building. If an existing door is operable, it may be used and secured with a suitable lock such as a hasp and padlock or a one-half inch deadbolt or deadlatch.

(5) All locks shall be kept locked. When a door cannot be made operable, a door shall be constructed of not less than 15/32 inch thick plywood or one-half inch thick Oriented Strand Board and shall be equipped with a lock as described above. (Ord. No. 2116, § 1.)

**11. 9.98 Vacant building lots—Debris removal.**

All vacant buildings, including all adjoining yard areas, and all lots, whether or not they contain a building or other structure, shall be maintained free of debris, combustible materials, litter and garbage. (Ord. No. 2116, § 1.)

**12. 24.02 Nuisances and property maintenance.**

**(c) Conditions Qualifying as a Public Nuisance.**

A condition shall not be declared a nuisance unless it can be observed and established without physical entry upon the property involved, or unless it can be observed and established during an entry onto the property with the consent of the person in control of the property, or under the authority of a judicial warrant issued by a court of competent jurisdiction. Conditions that qualify as a public nuisance include, but are not limited to, the following:

**(4) Overgrown vegetation:**

**(A) Likely to harbor rats, vermin, and other nuisances, or**

**(B) Causing detriment to neighboring properties or property values;**

**(5) Dead, decayed, diseased, or hazardous trees:**



(A) Dangerous to public safety and general welfare, or

(B) Detrimental to nearby property or property values;

(21) Property in a condition that is defective, and unsightly, or in a condition of deterioration or disrepair that the same causes diminution to the property value of surrounding properties or is otherwise materially detrimental to adjacent properties and improvements. This includes the keeping or depositing on, or the scattering over the premises of, any of the following:

(D) Any clothesline, decoration, design, device, fence, structure, or vegetation that is unsightly by reason of its condition or its inappropriate location.

Please remove all the weeds and excess vegetation on your lot and maintain it. This includes obtaining the necessary permits to trim or remove overgrown, decayed, diseased, or dead trees.

Please trim or remove all plants encroaching over or into the public right of way (street).

We hope that these violations, which constitutes misdemeanors, will be corrected voluntarily to prevent the initiation of further enforcement procedures.

**Failure to correct conditions causing the violation(s) by May 4, 2022 can result in any of the additional remedies:**

(1) Any person convicted of a misdemeanor under the provisions of the South Pasadena Municipal Code is subject to issuance of an administrative citations with fines up to \$1,500 per day, per violation. The first citation is one hundred dollars (\$100).

(2) In addition failure to comply is also subject to civil or criminal proceeding to abate a public nuisance and a fine of not more than one thousand (\$1,000.00) dollars, or by imprisonment for a period not exceeding six (6) months, or both such fine and imprisonment.

Once the above referenced repairs have been completed, please contact Code Enforcement to inform us. We will arrange for a follow-up inspection.

Please contact me at (626) 403-7225 from 8 a.m. to 11 a.m. Monday through Thursday if you have any questions regarding this Notice or wish to arrange a re-inspection of your property to determine compliance.

Thank you for helping in the community effort to improve the quality of life for those who live and do business here in South Pasadena

Respectfully,

  
Chris Mandala, CCEO  
Code Enforcement Officer /  
Community Improvement Coordinator

**Peter C. Harnisch Consulting Arborist**  
 Ca. State Contractors license #515552  
 1022 Santa Ana St., Laguna Beach, CA. 92651  
 (626)945 3176  
 peter@harnischtreecare.com



**I.S.A. certified arborist #WE-0773A**  
**I.S.A. Tree Risk Assessment Qualified**  
**Registered Consulting Arborist #595**  
**Member American Society of Consulting Arborists**  
**ASCA Tree and Plant Appraisal Qualification**



| Client information:                  | Jobsite information:                                     |
|--------------------------------------|--|
| <b>Name:</b> Charles Imbus           | <b>Jobsite address:</b> 1865 Hanscom Dr., South Pasadena |
| <b>Phone:</b> (818) 238 7266         | <b>Job name:</b> Imbus                                   |
| <b>Cell:</b>                         |  |
| <b>Email:</b> charlesimbus@gmail.com |  |
| <b>Fax:</b>                          |  |
| <b>Address:</b>                      |  |

**Date: 4/11/22**

**PROPOSED WORK:** Provide the following for site trees;

- Survey including botanical name, common name, approximate height, trunk configuration, and caliper of all site trees
- Approximate locations placed on site plan provided by owner
- Disposition related to proposed construction

**ESTIMATED AMOUNT: \$1200-\$1500**

Work agreed upon and ordered by:

*Charles Imbus* 4/12/2022  
 Name/Owner Date

**Notice-**Under the Mechanics Lien Law (California Code of Civil Procedures, Section 1181 et seq.) and contractor, subcontractor, laborer, supplier or other person who helps to improve your property but is not paid for his work or supplies, has a right to enforce a claim against your property. This means that, after a hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your own contractor in full, if the subcontractor, laborer, or supplier remains unpaid.

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# CITY OF SOUTH PASADENA BUSINESS LICENSE CERTIFICATE

*"For Services Provided in the City of South Pasadena, California Only"*



**Business Name** CALIFORNIA ARBOR CARE INC  
**Business Location** 3770 E Grand Ave  
Pomona, Ca 91766-3935  
**Business Owner(s)** MIKE PARKER

**Description** TREE SERVICE

**Business Type** Tree Service

CALIFORNIA ARBOR CARE INC  
PO BOX 746  
CHINO, CA 91708-0681

**Business License Number** 061028731

**Effective Date** June 22, 2021

**Expiration Date** June 22, 2022

TO BE POSTED IN A CONSPICUOUS PLACE AND  
NOT TRANSFERABLE OR ASSIGNABLE.

For all inquiries regarding this license, contact HdL Business  
License Division at [southpasadena@hdlgov.com](mailto:southpasadena@hdlgov.com).

## CALIFORNIA ARBOR CARE INC:

Thank you for your payment on your City of South Pasadena Business License. **ALL CERTIFICATES MUST BE AVAILABLE FOR INSPECTION UPON REQUEST.** If you have questions concerning your business license, contact the HdL Business Support Center via email at: [southpasadena@hdlgov.com](mailto:southpasadena@hdlgov.com).

Keep this portion for your license separate in case you need a replacement for any lost, stolen, or destroyed license. A fee may be charged for a replacement or duplicate license.

This certificate does not entitle the holder to conduct business before complying with all requirements of South Pasadena Municipal code and other applicable laws, nor to conduct business in a zone where conducting such business violates law.

If you have a fixed place of business within the city limits of South Pasadena, please display the Business License tax certificate below in a conspicuous place at the premises. Otherwise, every BL tax certificate holder not having a fixed place of business in the City shall keep the BL tax certificate upon his or her person, or affixed in plain view upon any cart, vehicle, van or other movable structure or device at all times if required by the Collector.

Starting January 1, 2021, Assembly Bill 1607 requires the prevention of gender-based discrimination of business establishments. A full notice is available in English or other languages by going to: <https://www.dca.ca.gov/publications/>



BUSINESS LICENSING  
8839 N CEDAR AVE #212  
FRESNO, CA 93720



## City of South Pasadena BUSINESS LICENSE CERTIFICATE

CALIFORNIA ARBOR CARE INC  
PO BOX 746  
CHINO, CA 91708-0681

**License Number:** 061028731

**Date of Issue:** 06/22/2021



CALIARB-01

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## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
12/30/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

|   |   |                                      |
|---|---|--------------------------------------|
| <b>PRODUCER</b> License # 0757776<br>Santa Barbara, CA - HUB International Insurance Services Inc.<br>PO Box 3310<br>Santa Barbara, CA 93130-3310 | <b>CONTACT NAME:</b> Nicole Long            |                                      |
|   | <b>PHONE (A/C, No, Ext):</b> (805) 618-3703 | <b>FAX (A/C, No):</b> (818) 301-3295 |
| <b>E-MAIL ADDRESS:</b> CAL-CC-CertReqs@hubinternational.com   |   |                                      |
| <b>INSURER(S) AFFORDING COVERAGE</b>  |   | <b>NAIC #</b>                        |
| <b>INSURER A:</b> Hartford Fire Insurance Company   |   | <b>19682</b>                         |
| <b>INSURER B:</b> Trumbull Insurance Company  |   | <b>27120</b>                         |
| <b>INSURER C:</b> Hartford Casualty Insurance Company   |   | <b>29424</b>                         |
| <b>INSURER D:</b>   |   |                                      |
| <b>INSURER E:</b>   |   |                                      |
| <b>INSURER F:</b>   |   |                                      |

**INSURED**  
 California Arbor Care Inc  
 PO Box 746  
 Chino, CA 91708

## COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE  | ADDL SUBR READ / WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS  |
|----------|--|----------------------|---------------|-------------------------|-------------------------|---|
| A        | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY<br><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR<br><br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC<br>OTHER: |                      | 72UUNOL9245   | 1/1/2022                | 1/1/2023                | EACH OCCURRENCE \$ 1,000,000<br>DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000<br>MED EXP (Any one person) \$ 5,000<br>PERSONAL & ADV INJURY \$ 1,000,000<br>GENERAL AGGREGATE \$ 2,000,000<br>PRODUCTS - COMPOP AGG \$ 2,000,000 |
| B        | <input checked="" type="checkbox"/> AUTOMOBILE LIABILITY<br><input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY<br><input type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> HIRED AUTOS ONLY<br><input type="checkbox"/> NON-OWNED AUTOS ONLY  |                      | 72UENOL9246   | 1/1/2022                | 1/1/2023                | COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000<br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE (Per accident) \$   |
| C        | <input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR<br><input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE<br>DED   RETENTION \$   |                      | 72HHUOL9247   | 1/1/2022                | 1/1/2023                | EACH OCCURRENCE \$ 5,000,000<br>AGGREGATE \$<br>Aggregate \$ 5,000,000<br>PER STATUTE   OTH-ER  |
|          | <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b><br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N N/A<br>If yes, describe under DESCRIPTION OF OPERATIONS below   |                      |               |                         |                         | E.L. EACH ACCIDENT \$<br>E.L. DISEASE - EA EMPLOYEE \$<br>E.L. DISEASE - POLICY LIMIT \$  |
| A        | Rented/Leased Equip  |                      | 72UUNOL9245   | 1/1/2022                | 1/1/2023                | Maximum per item 100,000  |
| A        | Rented/Leased Equip  |                      | 72UUNOL9245   | 1/1/2022                | 1/1/2023                | Deductible 1,000  |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) FOR INFORMATION ONLY.

## CERTIFICATE HOLDER

## CANCELLATION

Proof of Insurance

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



CONTRACTORS  
STATE LICENSE BOARD  
ACTIVE LICENSE



License Number **763339**

Entity **CORP**

Business Name **CALIFORNIA ARBOR CARE INC**

Classification **C61/D49**



Expiration Date **07/31/2023**

[www.cslb.ca.gov](http://www.cslb.ca.gov)

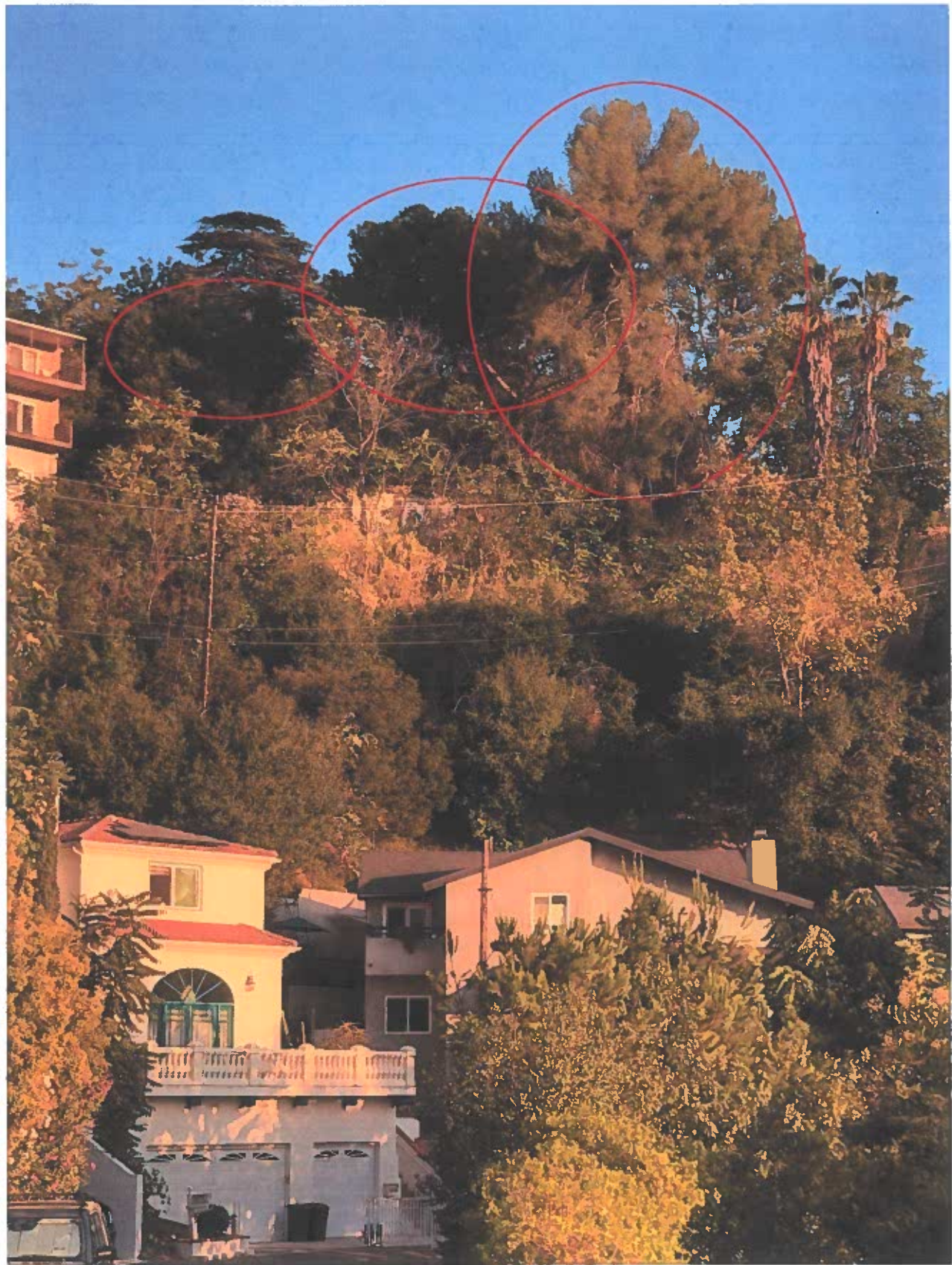
Exhibit 8 - Local Landslide Map



© 2012-2017 Eagle Geo/Remote Sensing Systems

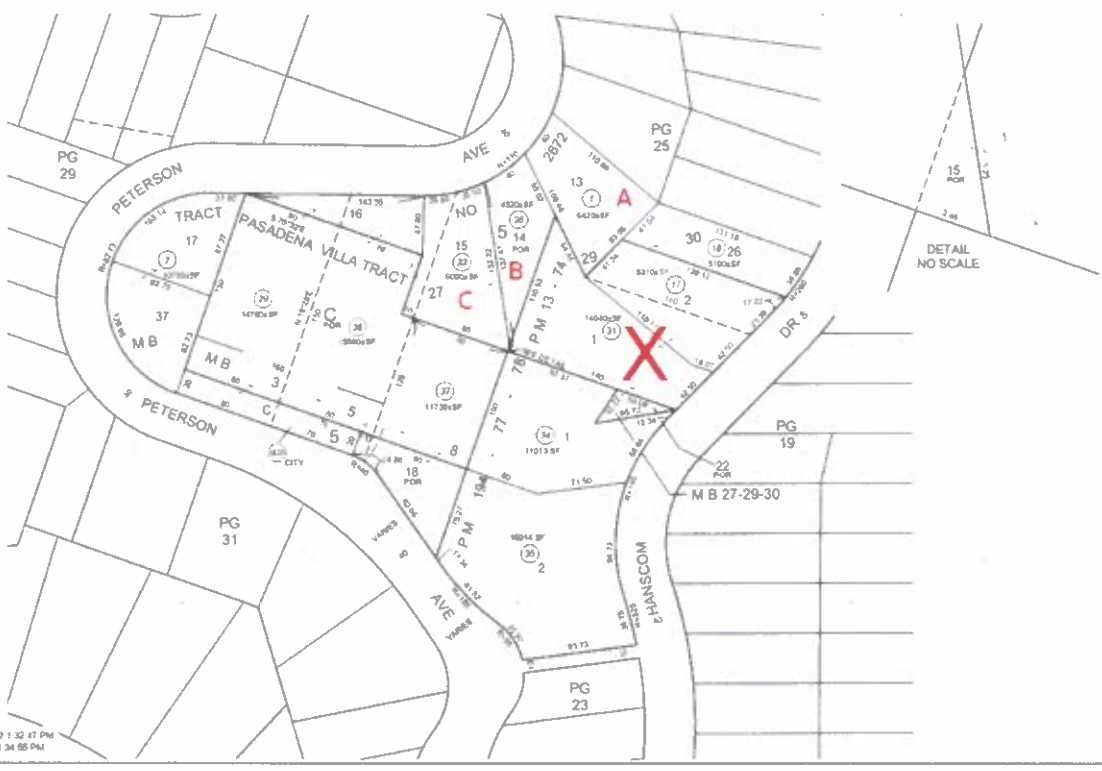






# Exhibit P

|      |    |                  |             |                                  |  |   |           |   |
|------|----|------------------|-------------|----------------------------------|--|---|-----------|---|
| 5308 | 24 | P. A.<br>7329-24 | TRA<br>9230 | REVISED<br>11-17-84<br>736905252 | 750327207<br>789413203<br>87856894005001 | 94020410050001-04<br>94020410050002-04<br>2022052373-06 | SEARCH NO | OFFICE OF THE ASSESSOR<br>COUNTY OF LOS ANGELES<br>COPYRIGHT © 2002 |
|------|----|------------------|-------------|----------------------------------|--|---|-----------|---|



DATE PRINTED 5/25/2022 1:32:47 PM  
DATE SAVED 5/25/2022 1:34:55 PM

I request that approval of the tree removal permit application for 1865 Hanscom Drive be stayed and this matter be agendized for the next NREC session.

Angeles Gladding 1856 Hanscom Dr  
Elisabeth Emmer 1815 Hanscom Dr.  
744 1825 Hanscom Dr S. Pasadena  
Paul Wetmore 1848 Hanscom Dr S. Pasadena  
Alex Quesada 1840 Hanscom Dr S Pas 91030  
Nancy Ryan 1923 Hanscom Dr. S. Pasadena  
Paul Vu 1925 Hanscom Dr, S. Pasadena  
Edwin von Bjorn 1916 Hanscom Dr. S. Pasadena  
1920 HANSCOM SPC  
1925 Illinois drive S. Pasadena  
1915 Illinois Dr S. Pasadena  
1915 ILLINOIS DR. S. PASADENA  
1869 Illinois Dr. S. Pasadena

**PART 2**

COMMENTS FROM WENDY RYAN

Aug. 22. 2022

Office of Public Works, South Pasadena , CA  
Ted Gerber , Director

Dear Ted,

The application to remove four significant trees from 1865 Hanscom Dr. has not met the criteria as designated in Code 34.7 , section (a), 1-3.

The trees are not interfering with a structure or building (the redlined house on the property which will be torn down should not be considered the object of interference ) and there are feasible and reasonable alternatives to mitigate the interference.

Denial of the permit would not create an unreasonable hardship on the property owner. Code 34.11 (a)#2 does stipulate that "redesign of any proposed development as an alternative to removal of an existing protected tree does NOT create an unreasonable hardship.

The trees do not pose an imminent threat to life or property. There have been four ISA certified arborists who have seen the application, which is lacking an evaluation/report of the trees in question. Furthermore, Southern California Edison, who had offered to trim the trees, was turned down by the owner.

There is a huge amount of interest by the neighbors on seeing that these trees are properly evaluated by an ISA certified arborist. The architect of a neighboring property asked me to give the owner his number, as he had seen the property before it was sold, and saw amazing potential of designing around those significant trees, not destroying them.

Ted, approving the permit as is, would create a huge backlash from the neighbors. Starting a project with a fight would waste so much time ,energy, and money. Please consider the criteria very carefully.

Thank you , again,

Wendy Ryan  


**PART 3**

**COMMENTS FROM JANET SEDGWICK**

---

**Janet Sedgwick**

1848 Peterson Ave  
South Pasadena, CA 91030

22nd August 2022

**City of South Pasadena, CA**

NREC  
1414 Mission St..  
South Pasadena, CA 91030

Dear NREC and City of South Pasadena Public Works And Planning Committees,

I'm writing in response to the notice for tree removal and the expected building plans for 1865 Hanscom Dr. Trees are an integral part of this special neighborhood in South Pasadena. There are so many aspects to consider when determining the best course of action when disrupting this hill. The trees in question support not only the raptors and animals here but also have a root base in proportion to the canopy that supports the structure and integrity of the hill. Removing the trees would have a big impact on the hill and especially those of us downhill from the property. I did notice the city had this property shaded as a landslide area on the Mitigation plan.

I have lived in my home since May 2015. Since that time I know they had a mudslide in Dec. 2019. This nextdoor neighbor to the west sent me a picture of all the mud in the back patio of her home. Included in that mess was an old air conditioner from 1865 Hanscom Dr. I have included pictures of this mudslide.

A property 2 houses down from 1865 Hanscom Dr, 1853 Hanscom Dr., in the past year have cleared their backyard of trees and bushes. On March 28, 2022 we had a strong rain and I witnessed a lot of mud and water coming down the back of my next door neighbor's backyard to the east. This mud went straight down to the street drain in front of my property and even flooded


over to the drain across the street. I have included photos of this. There is video on file with the City. I can provide the video at request as well. This happened again in the weeks after on a Thursday night. My husband shoveled all the mud from both drains on Friday as city offices were closed. These 2 drains are a low part of the street and the only drains on this stretch of Peterson Ave. If there had not been additional cement bricks on top of the curb the mud would have breached the curb and gone down a steep embankment to the back of 1836 Hill Dr.

I have never had any water or mud flow from 1865 Hanscom Dr. and am concerned if the trees are removed this will cause mudslides to the properties below and overload the street drains as well. This in turn could affect the houses on Hill Dr.



I would love to see a couple more arborists evaluations and reports so we have an objective view of the trees' status and if a removal permit is issued that it be issued under new development status so that all water and mud drainage/runoff measures are taken care of prior to the removal.

Thank you very much for your time and consideration of the situation and how it affects my home.

IT IS CONCERN & IN AGREEMENT  
WITH JANET SEDGWICK.

  
JIMMY DUAN  
1824 PETERSON AVE  
SO. PAS. CA 91030

Sincerely,

Ricky and Janet Sedgwick

I agree with these  
concerns for our neighborhood.  
1832 Peterson Ave.  
- Stephen

I agree with this concerns.  
Stanley Hu  
1852 Peterson Ave.  
Pasadena, 91030

I agree, too.  
Duan Lynda Lin  
1836 Peterson Ave  
Pasadena 91030

I agree with Ms.  
Sedgwick Rae Rongul  
Vergara  
1838 Peterson Ave  
S. Pas, 91030



Search here

Hill L

1830

1836

*descending*  
Peterson Ave

1832

com Dr

1837

1842

1841

1845

1841

1838

1845

*downhill*  
Peterson Ave

1852 1848

1849

45

184

*Street drains -*  
Petersen Dr

1853

1857

1878

1884

1865

Hanscom Dr

18



86

Go

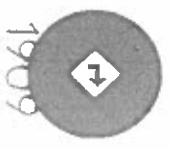


1903

gle

H

1906



1909

Exhibit 8 - Local Landslide Map



© 2013 Google Digital Earth Services. All rights reserved.

Photo of  
1852 Peterson Ave  
Mudslide Dec 2019

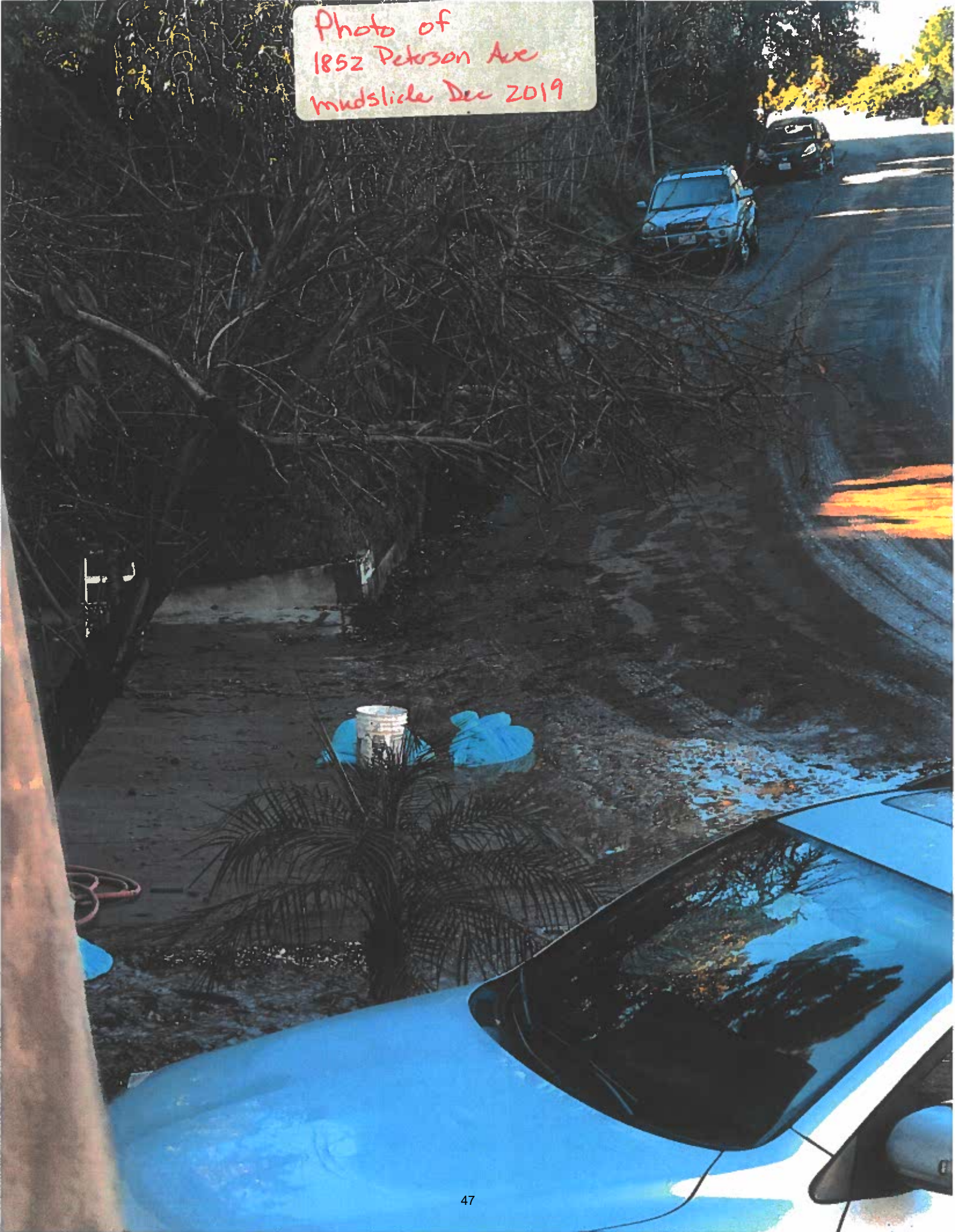


Photo of  
1852 Peterson Ave  
mudslide Dec 2019



Photo of  
Peterson Ave  
1852 mudslide  
Dec 2019



Photo of  
1852 Peterson Ave  
mudslide Dec 2019



Photo of  
1852 Peterson Ave  
Mudslide Dec 2019



Photo of damming  
uphill from 1852 Peterson  
to 1865 Hanscom

South Pasadena - Monterey Hi  
December 28, 2019 2:31 PM



Photo of attempts  
to dam water run off  
from 1865 Hanscom <sup>to 1852</sup>  
Peterson

© LIVE v

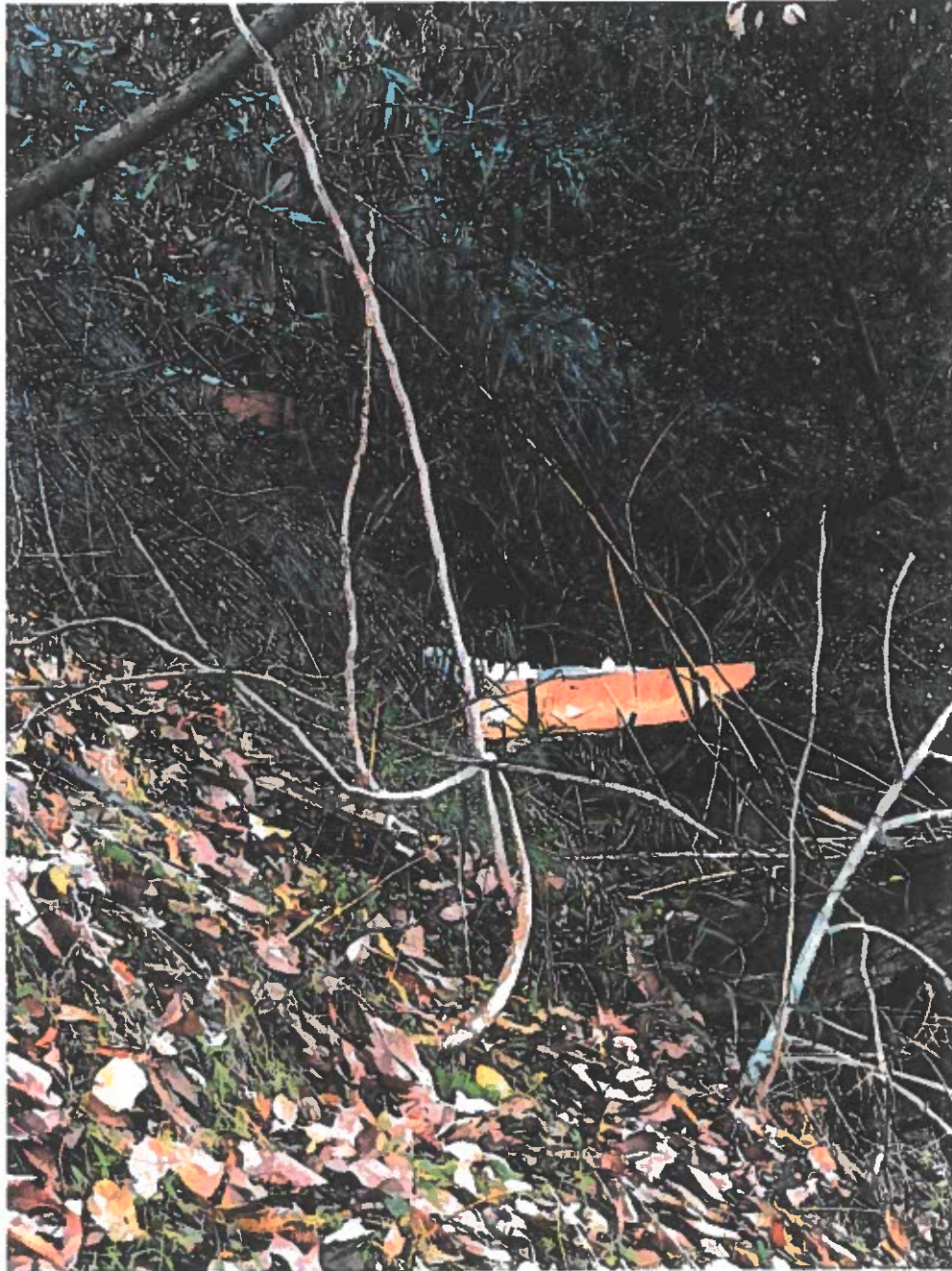
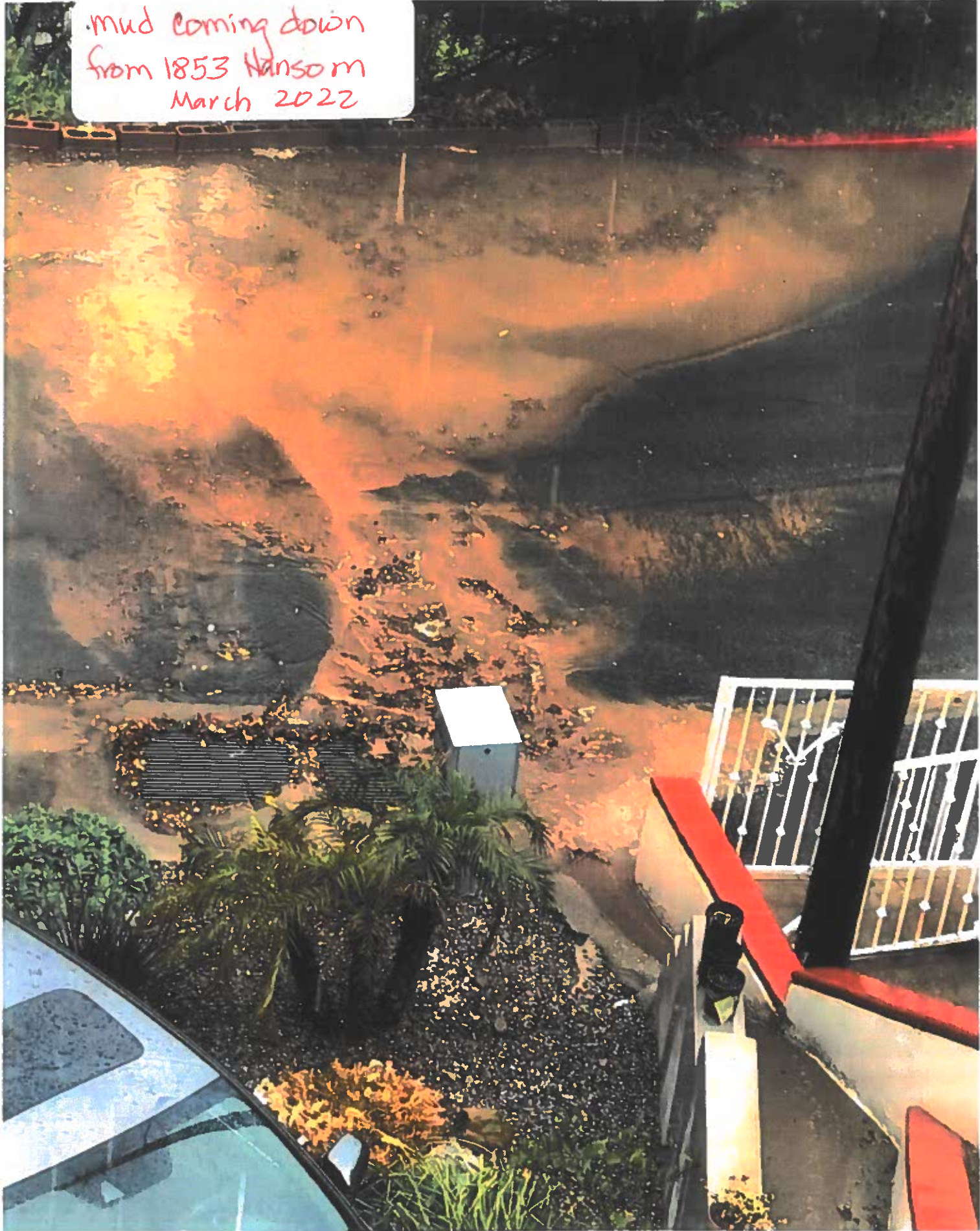




Photo mud coming  
down from 1853  
March 2022 Hanscom



mud coming down  
from 1853 Hanson m  
March 2022



**Item 2 - Attachment 3**

1865 Hanscom Drive – Arborist Report

**1865 Hanscom Dr. South Pasadena, CA 91030**

Prepared for:

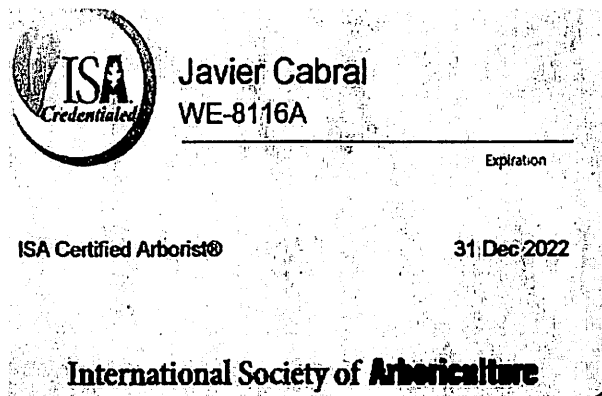
**Mr. Charles Imbus**

**October 9, 2022**

Prepared by:

***Javier Cabral Consulting Arborist***  
International Society of Arborists # WE- 8116A

1390 El Sereno Ave  
Pasadena, California 91103  
(626)818-8704  
[jtcabral@sbcglobal.net](mailto:jtcabral@sbcglobal.net)



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| Certificate Of Performance -----           | pg. 23        |

## Summary

Mr. Imbus,

You have retained my consulting arborist services to provide a tree inventory and tree recommendations for several private trees on the property described as 1865 Hanscom Dr. South Pasadena, CA 91030.

Mr. Imbus is concerned that four protected Trees # 9, 20, 22, & 23 may be hazardous and Pose a risk to people and property.

## Background and assignment

Mr. Imbus has requested that I provide the following arboricultural services.

- 1) Identify all trees on the property and label them on the drawing as provided to the arborist by Mr. Imbus.
- 2) Evaluate the current health of the trees and make recommendations based on my findings.

The following report is based on my site visit on October 3, 2022 and my analysis of the trees, site plan, and surrounding landscape. For the purpose of this report I will address the four trees as on-site Trees # 9, 20, 22, & 23.

### Site conditions

A two-story single-family home currently exists on this property located 1865 Hanscom Dr. South Pasadena, CA 91030.

- 1) There are (29) on-site trees.
- 2) (4) protected trees are proposed to be removed due to their hazardous condition.

### Google Earth Image



List Inventory pg. 1

| Tree # | Common Name             | Botanical Name       | Diameter at 4 feet<br>In inches | Spread<br>(in feet) | Height<br>(in feet) | Health<br>condition<br>rating | Protection<br>status | REMOVE<br>or<br>Preserve | Comments  |
|--------|-------------------------|----------------------|---------------------------------|---------------------|---------------------|-------------------------------|----------------------|--------------------------|---|
| 1      | Tree of heaven          | Ailanthus altissima  | 7                               | 10                  | 30                  | fair                          | No                   | Preserve                 |   |
| 2      | Tree of heaven          | Ailanthus altissima  | 7                               | 6                   | 35                  | fair                          | No                   | Preserve                 |   |
| 3      | Tree of heaven          | Ailanthus altissima  | 8                               | 8                   | 35                  | fair                          | No                   | Preserve                 |   |
| 4      | Tree of heaven          | Ailanthus altissima  | 6                               | 12                  | 25                  | fair                          | No                   | Preserve                 |   |
| 5      | Tree of heaven          | Ailanthus altissima  | 8                               | 12                  | 30                  | fair                          | No                   | Preserve                 |   |
| 6      | Tree of heaven          | Ailanthus altissima  | 7                               | 8                   | 30                  | fair                          | No                   | Preserve                 |   |
| 7      | Mexican fan palm        | Washingtonia robusta | 14                              | 3                   | 45                  | fair                          | Significant          | Preserve                 |   |
| 8      | Mexican fan palm        | Washingtonia robusta | 12                              | 3                   | 40                  | fair                          | Significant          | Preserve                 |   |
| 9      | Aleppo pine             | Pinus halapensis     | 26                              | 15                  | 60                  | poor                          | Significant          | <b>REMOVE</b>            | Unbalanced canopy, 40% deadwood, major root loss on s. side, Large broken scaffold branch, moderate trunk lean. |
| 10     | Souther Ca black walnut | Juglans californica  | 2+3                             | 6                   | 15                  | poor                          | Mature native        | Preserve                 |   |
| 11     | Souther Ca black walnut | Juglans californica  | 10                              | 4                   | 12                  | poor                          | Mature native        | Preserve                 |   |
| 12     | Souther Ca black walnut | Juglans californica  | 5                               | 4                   | 12                  | Dead                          | Mature native        | Preserve                 |   |
| 13     | Souther Ca black walnut | Juglans californica  | 8                               | 6                   | 12                  | Dead                          | Mature native        | Preserve                 |   |



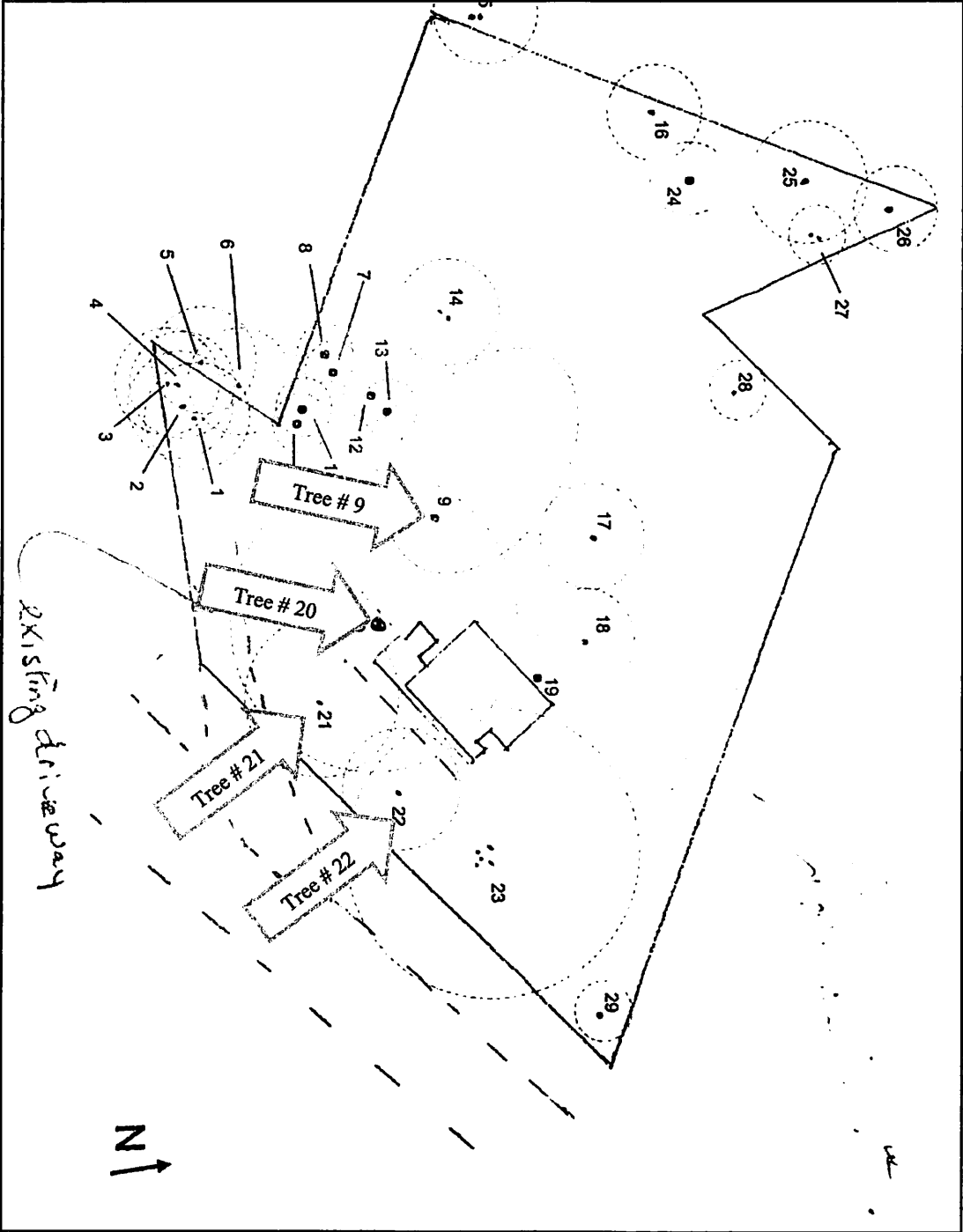
List Inventory pg. 2

| Tree # | Common Name             | Botanical Name      | Diameter at 4 feet<br>In inches | Spread<br>(in feet) | Height<br>(in feet) | Health<br>condition<br>rating | Protection<br>status | REMOVE<br>or<br>Preserve | Comments  |
|--------|-------------------------|---------------------|---------------------------------|---------------------|---------------------|-------------------------------|----------------------|--------------------------|---|
| 14     | Souther Ca black walnut | Juglans californica | 6+7                             | 6                   | 10                  | poor                          | Mature native        | Preserve                 |   |
| 15     | Coast live oak          | Quercus agrifolia   | 7+9+22                          | 15                  | 25                  | fair                          | Mature Oak           | Preserve                 |   |
| 16     | Coast live oak          | Quercus agrifolia   | 3+7                             | 8                   | 12                  | fair                          | Mature Oak           | Preserve                 |   |
| 17     | Souther Ca black walnut | Juglans californica | 10                              | 8                   | 20                  | fair                          | Mature native        | Preserve                 |   |
| 18     | Tree of heaven          | Ailanthus altissima | 12                              | 15                  | 40                  | fair                          | Significant          | Preserve                 |   |
| 19     | Black locust            | Robina pseudoacacia | 5                               | 6                   | 30                  | poor                          | No                   | Preserve                 |   |
| 20     | Italian stone pine      | Pinus pinea         | 33                              | 30                  | 60                  | fair                          | Significant          | REMOVE                   | Severely exposed roots from failed retaining wall, severely girdled roots, roots drying from wind and sun exposure.   |
| 21     | Chinese elm             | Ulmus parviflora    | 11                              | 20                  | 25                  | poor                          | No                   | Preserve                 |   |
| 22     | Chinese elm             | Ulmus parviflora    | 16                              | 30                  | 15                  | poor                          | Significant          | REMOVE                   | The roots failed in the past and the branches are leaning on the house roof. There is major dead wood in the canopy. This tree is hazardous to people and property. |

List Inventory pg. 3

| Tree # | Common Name             | Botanical Name         | Diameter at 4 feet<br>In inches  | Spread<br>(in feet) | Height<br>(in feet) | Health<br>condition<br>rating | Protection<br>status | REMOVE<br>or<br>Preserve | Comments   |
|--------|-------------------------|------------------------|----------------------------------|---------------------|---------------------|-------------------------------|----------------------|--------------------------|--|
| 23     | Coast live oak          | Quercus agrifolia      | 13+20+17+17+24<br>TOTAL = 91 in. | 40                  | 40                  | poor                          | Mature<br>Oak        | REMOVE                   | The major branch union is completely hollow, the heart wood is completely decayed, Large cavities and hollow trunks. The roots are likely severely decayed. This tree is hazardous to people and property. |
| 24     | Souther Ca black walnut | Juglans californica    | 8                                | 15                  | 5                   | poor                          | Mature<br>native     | Preserve                 |  |
| 25     | Coast live oak          | Quercus agrifolia      | 14                               | 20                  | 10                  | poor                          | Mature<br>Oak        | Preserve                 |  |
| 26     | Coast live oak          | Quercus agrifolia      | 16                               | 30                  | 12                  | poor                          | Mature<br>Oak        | Preserve                 |  |
| 27     | Catalina cherry         | Prunus caroliniana     | 4                                | 8                   | 10                  | fair                          | No                   | Preserve                 |  |
| 28     | Souther Ca black walnut | Juglans californica    | 6                                | 4                   | 12                  | poor                          | Mature<br>native     | Preserve                 |  |
| 29     | Black locust            | Robina<br>pseudoacacia | 10                               | 10                  | 30                  | good                          | No                   | Preserve                 |  |

Site Plan With Trees



**Private Tree Removal Application**

**CITY OF SOUTH PASADENA  
 PUBLIC WORKS DEPARTMENT  
 ENGINEERING DIVISION**  
 1414 Mission Street - South Pasadena - CA 91030 - 626-403-7240  
**PRIVATE PROPERTY TREE REMOVAL/REPLACEMENT PERMIT APPLICATION**

*Please submit site plan if more than three (3) trees are involved.*

Inspection Fee: **\$134** PERMIT NO. \_\_\_\_\_

Permit Fee: **\$346; 4 or more \$480**

All fees are nonrefundable

Job Site: 1865 Hanscom Dr. South Pasadena, CA 91030

Property Owner's Name(S): Charles Imbus

Address: \_\_\_\_\_

Contractor's Name: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

City Business License No: \_\_\_\_\_

**Trees 4" in diameter or greater are Mature Trees - Include all conditions warranting the removal  
 Please Submit plan if more than three (3) trees are involved**

| Tree(s)<br>Diameter | Type of Tree(s)                 | Location of Tree | Reason for Removal                   |
|---------------------|---------------------------------|------------------|--------------------------------------|
| 26 in.              | Pinus halapensis<br>Aleppo pine | Rear yard        | Hazardous - Arborist report attached |
| 33 in.              | pinus pinea<br>Stone pine       | Side Yard        | Hazardous - Arborist report attached |
| 16 in.              | Ulmus parviflora<br>Chinese elm | Front Yard       | Hazardous - Arborist report attached |
| Multi 91 in.        | Ulmus parviflora<br>Chinese elm | Front Yard       | Hazardous - Arborist report attached |

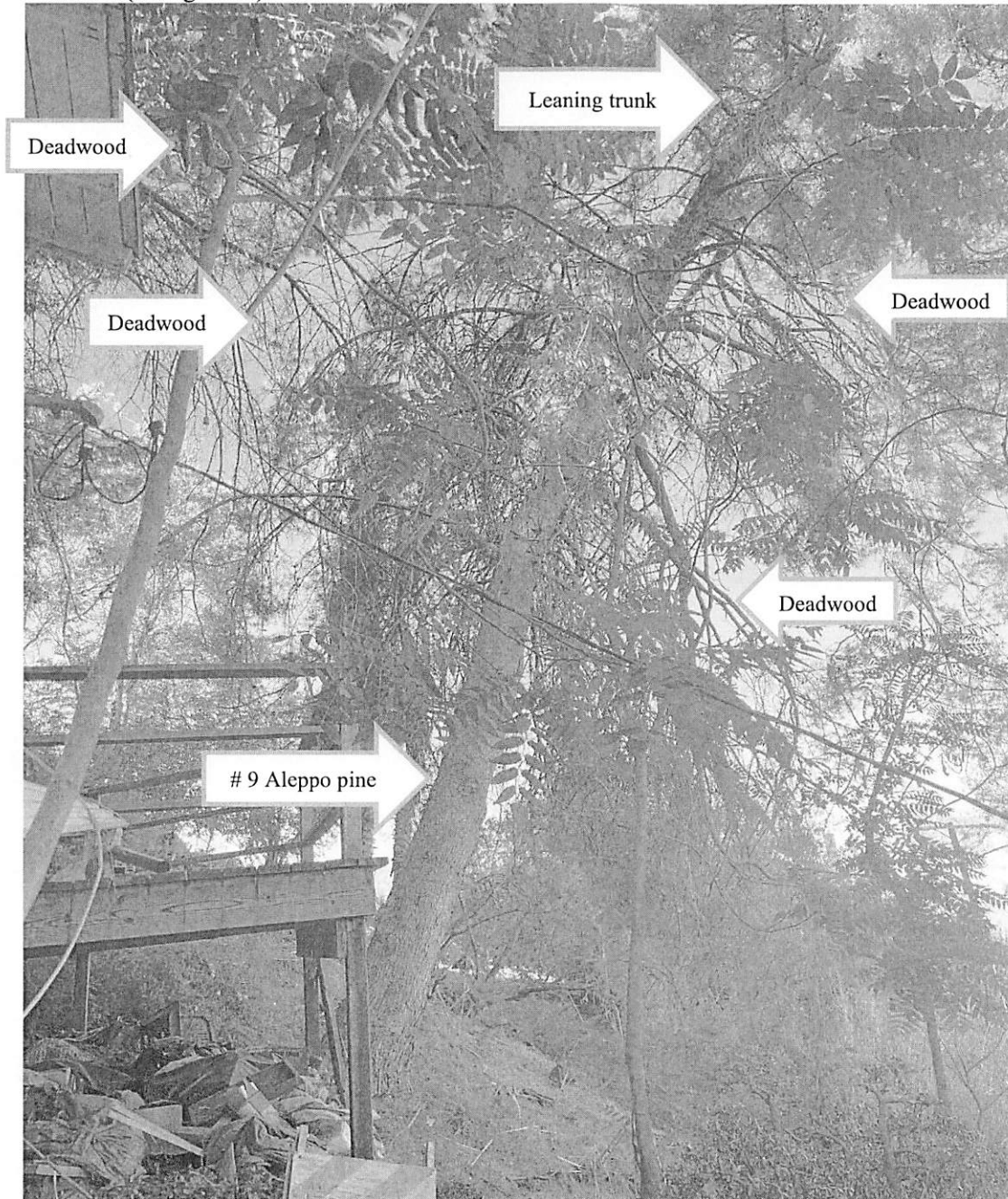
**Office Use Only:**

Application Received: \_\_\_\_\_ Tree Removal and Replacement Plan: \_\_\_\_\_ Arborist Report: \_\_\_\_\_

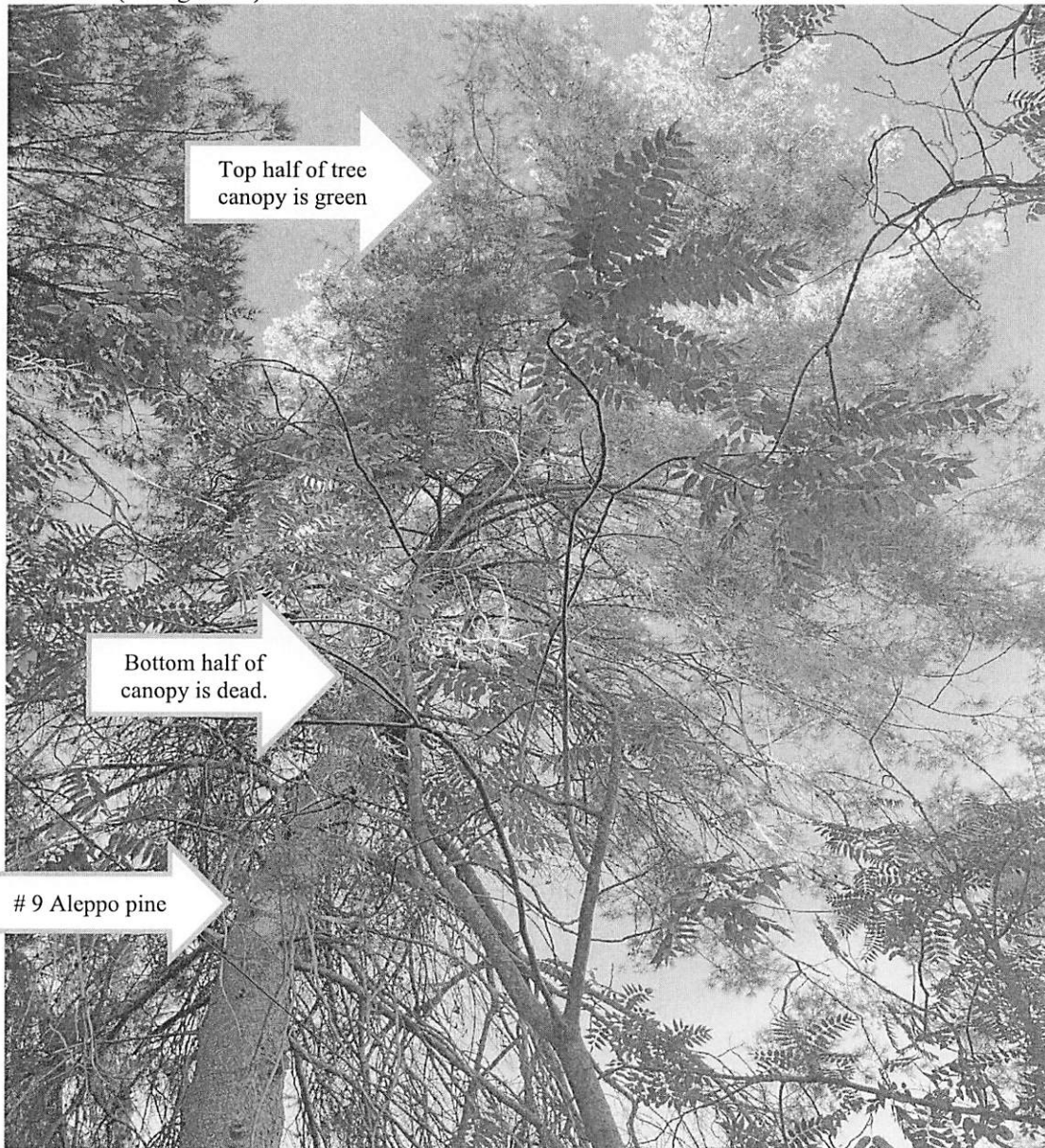
Project Narrative: \_\_\_\_\_ Proposed Development Plan: \_\_\_\_\_ Site Plan: \_\_\_\_\_ NREC Hearing Date: \_\_\_\_\_

Comment Period Begins: \_\_\_\_\_ Comment Period Ends: \_\_\_\_\_ Permit Ready: \_\_\_\_\_

Tree # 9 (facing south)



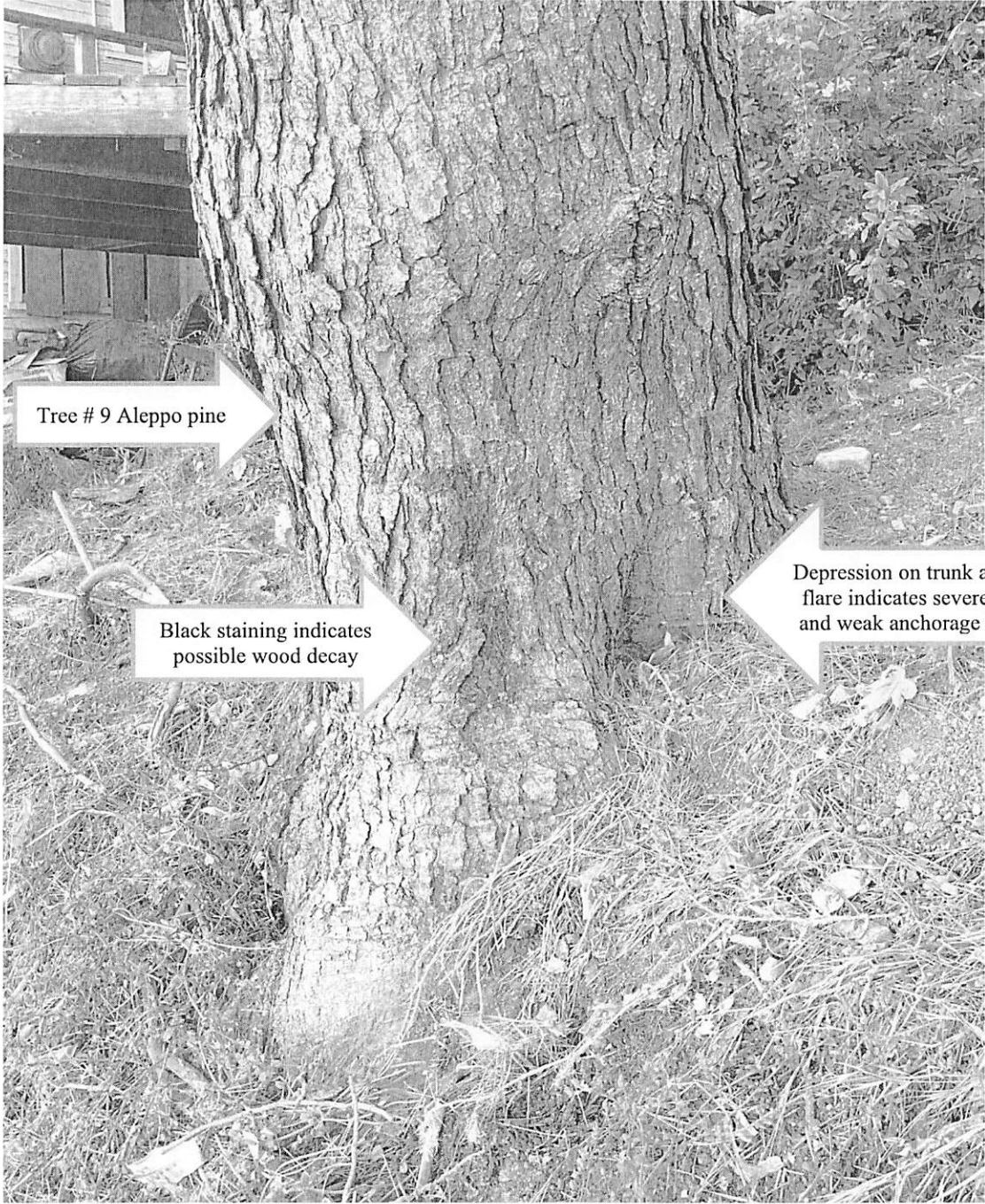
**Trees # 9 (facing south)**



Tree # 9 (facing south)

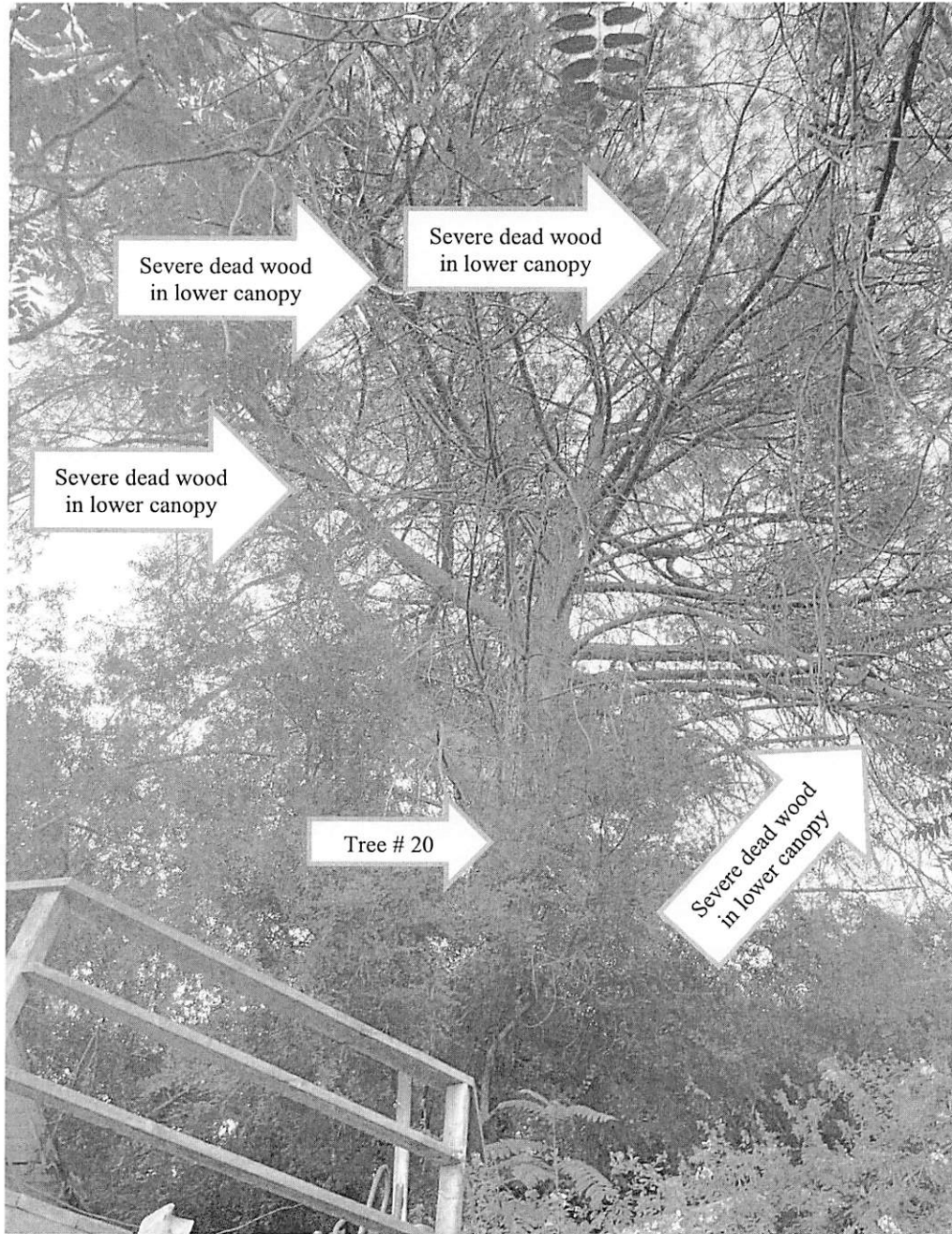


Tree # 9 (facing north)





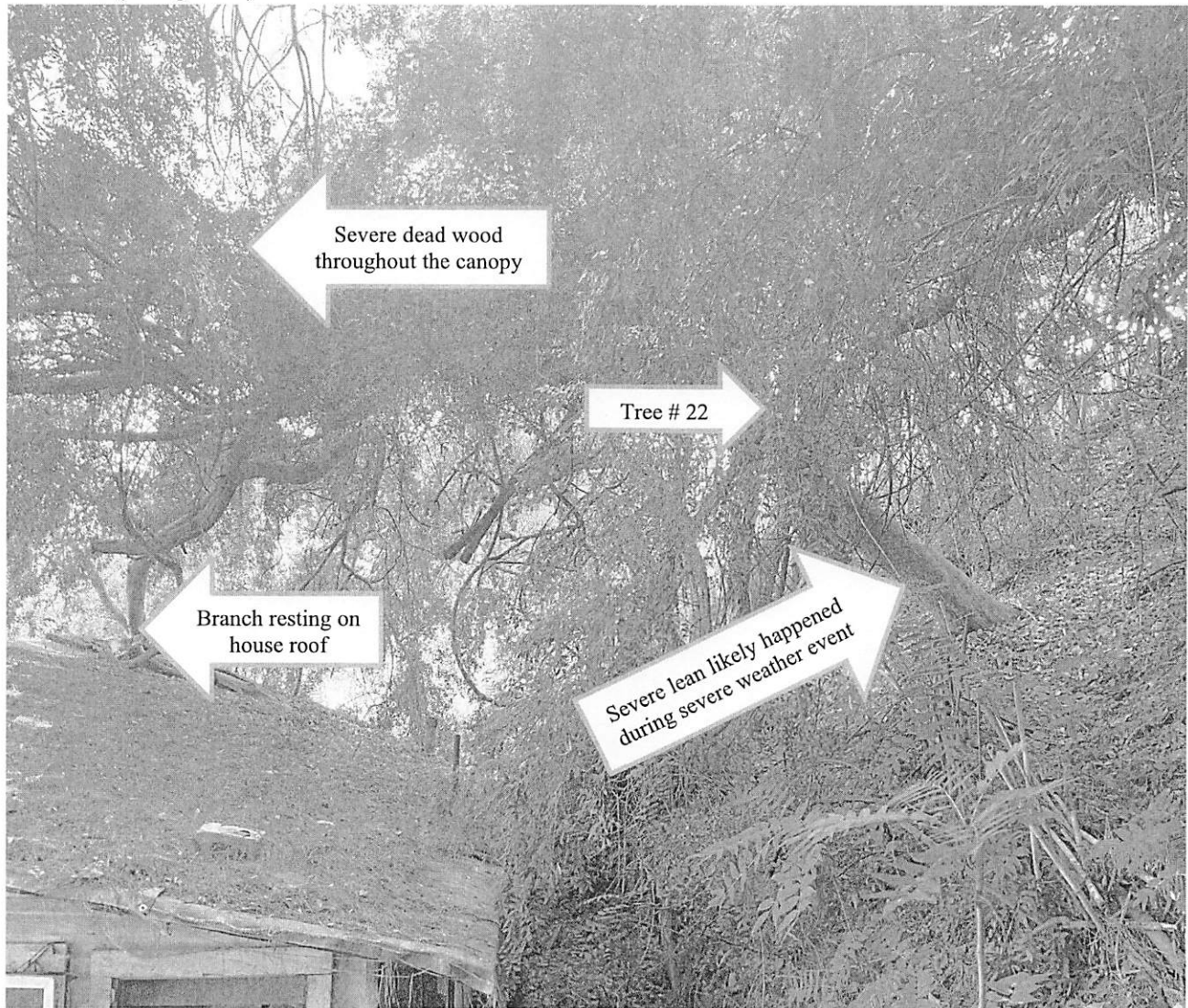
Tree # 20 (facing east)



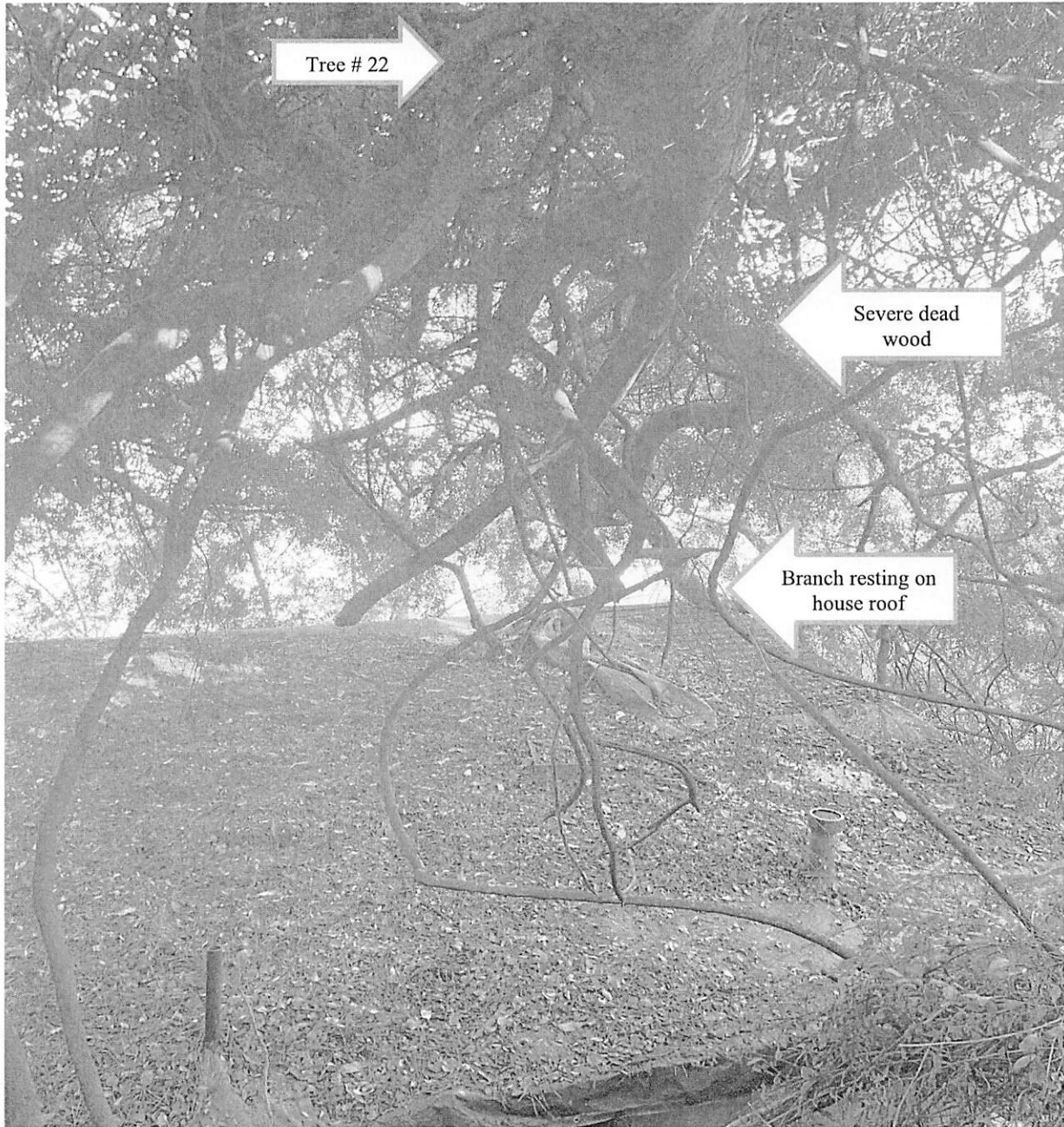
Tree # 20 (facing east)



**Tree # 22 (facing north)**



Tree # 22 (facing west)



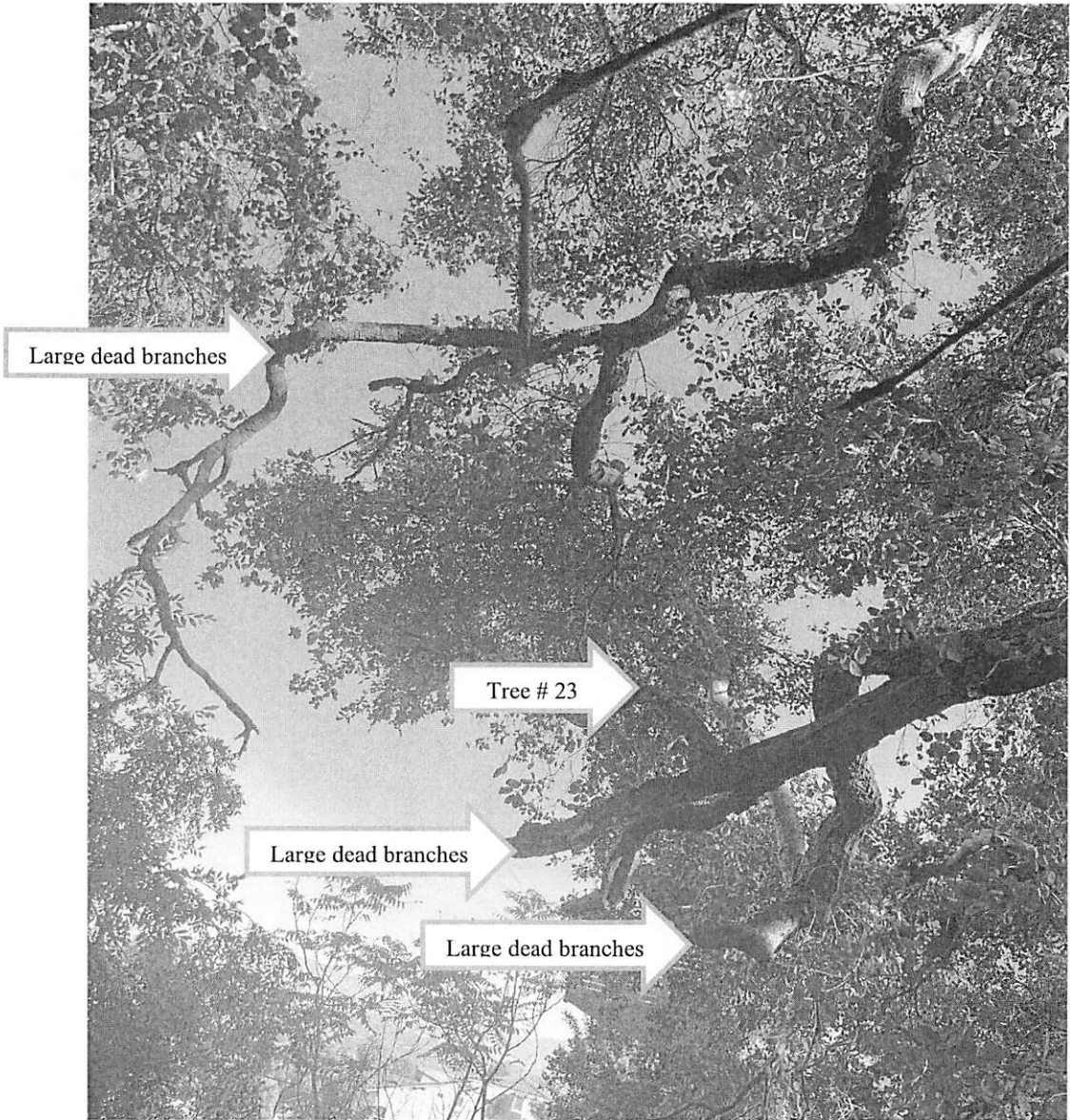
**Tree # 23** (facing east) This Oak tree has lost the majority of the heartwood throughout the trunk and major branches. It is basically a shell that is kept alive and standing by the weaker cambium layer making it a severe hazard that can fail at anytime without notice.



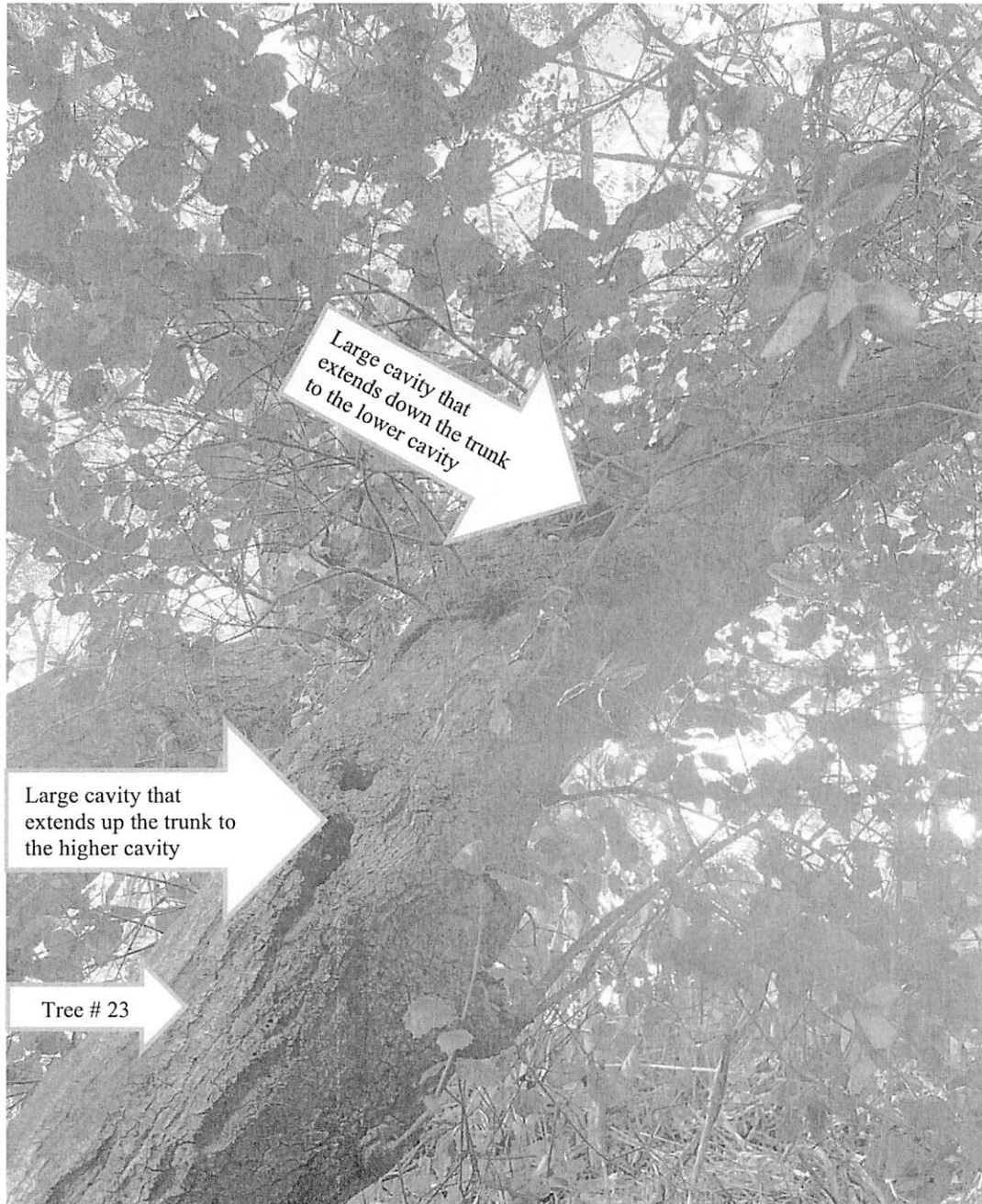
Tree # 23 (facing east)



Tree # 23 (facing east)



Tree # 23 (facing east)

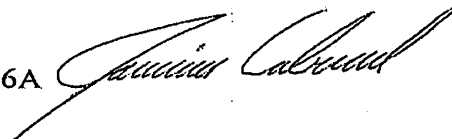




Thank you and feel free to contact me if you have any questions or concerns.

Yours truly,

Javier Cabral / Consulting arborist  
1390 El Sereno Ave Pasadena, Ca 91103  
International Society of Arboriculture # WE 8116A

A handwritten signature in black ink, appearing to read "Javier Cabral", written in a cursive style.

## **Certificate of Performance & Limiting Conditions**

I Javier Cabral certify the following:

- 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 Arborist shall not be responsible for damages or injuries caused by any tree defects and assume no responsibility for the correction of defects or tree related problems.
- The owner and client of the trees may choose to accept or disregard the recommendations of the Arborist or seek additional advice if the owner decides not to accept the Arborists findings or recommendations.
- The Arborist has no past, present or future interest in the removal or preservation of any tree. The opinions contained in the Arborist report are independent and objective judgements of the Arborist.
- The findings, opinions, and recommendations of the Arborist are based on based on the physical inspection of said property. The opinions are based on knowledge, experience, and education.
- The Arborist shall not be required to provide testimony, provide site monitoring, provide further documentation for changes beyond the control of the Arborist, be deposed, or to attend any meeting without contractual arrangements for additional fees to the Arborist.
- The Arborist assumes no responsibility for verification of ownership or location of property lines, or for any recommendations based on inaccurate information.
- This Arborist report may not be reproduced without the expressed written permission or the Arborist and the client to whom the report was provided to. Any changes or alteration of this report invalidates the entire report.
- Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, make recommendations to prevent or minimize damage to trees during and after construction projects, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.
- Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.
- Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.
- Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.