



County of Los Angeles  
**CHIEF ADMINISTRATIVE OFFICE**

713 KENNETH HAHN HALL OF ADMINISTRATION • LOS ANGELES, CALIFORNIA 90012  
(213) 974-1101  
<http://cao.co.la.ca.us>

DAVID E. JANSSEN  
Chief Administrative Officer

December 14, 2004

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**AGREEMENT FOR STREET TREE PRUNING AND SIDEWALK REPLACEMENT  
10961 WEST PICO BOULEVARD, LOS ANGELES  
(THIRD DISTRICT) (3-VOTES)**

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Find that the proposed agreement with the City of Los Angeles for street tree pruning, sidewalk replacement, and parkway landscaping is categorically exempt from the provisions of the California Quality Act (CEQA).
2. Approve and instruct the Chairman to sign the attached agreement with the City of Los Angeles for street tree pruning, sidewalk replacement, and parkway landscaping at the County-owned facility located at 10961 West Pico Boulevard, Los Angeles for \$46,291, as the County's total share of costs, to be granted in advance to the City.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended actions is to approve an agreement with the City of Los Angeles Bureau of Street Services by which the County will provide a grant of \$46,291 as its total share of costs for replacing damaged sidewalks, crown and root pruning of eight large Indian Laurel Fig street trees, and parkway landscaping along Pico Boulevard and Veteran Avenue at the former and currently vacant Department of Public Social Services office at 10961 West Pico Boulevard, Los Angeles. Both the City and the County share a mutual interest in mitigating the danger to public safety from severely cracked, displaced and damaged sidewalks while preserving, to the greatest extent possible, mature street trees. The proposed grant, in combination with City funding, will enable the City to expedite the priority and completion of this project.

Board of Supervisors  
GLORIA MOLINA  
First District

YVONNE B. BURKE  
Second District

ZEV YAROSLAVSKY  
Third District

DON KNABE  
Fourth District

MICHAEL D. ANTONOVICH  
Fifth District

### **IMPLEMENTATION OF STRATEGIC PLAN GOALS**

The proposed recommendations further the Board-approved County Strategic Plan Goal 1 (Service Excellence) and Goal 6 (Community Service) by seeking to mitigate a public safety hazard while seeking to preserve mature street trees. Your Board's approval of these recommendations will also further Goal 4 (Fiscal Responsibility) through a collaborative, jointly funded, project with the City of Los Angeles.

### **FISCAL IMPACT/FINANCING**

The \$46,291 to be paid to the City is available from the Extraordinary Maintenance Budget. The City's total estimated cost for this project is \$57,371. Of this amount, the County will advance to the City a lump sum grant of \$46,291 as its total fixed share of costs. The City's share of costs will be \$11,080. Any additional costs for this project will be the City's responsibility. The County will receive a credit of \$46,291 under the Memorandum of Understanding between the County, through the Department of Public Works, and the City of Los Angeles for Cooperative Street Improvement Work and Services, which will provide for future street and sidewalk repair and improvements in the unincorporated areas adjacent to and jurisdictionally shared with the City of Los Angeles.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The proposed agreement will expedite the removal and replacement of severely damaged concrete sidewalks, which are 15 feet in width, caused by overgrown street tree roots. The cracked and displaced sidewalks pose a public safety hazard along Pico Boulevard between Greenfield Avenue and Veteran Avenue in front of the former Department of Public Social Services office at 10961 West Pico Boulevard in West Los Angeles as well as along the Veteran Avenue side of this property. All work will be performed by the City of Los Angeles and will also include removal and replacement of two street trees, crown and root pruning of six large Indian Laurel Fig trees, planting of low maintenance ground cover for parkway landscaping, and installation of irrigation systems.

Section 62.104 of the Los Angeles Municipal Code relieves adjoining property owners of the responsibility for and the expense of repairing or replacing damaged sidewalks caused by street trees and places that responsibility and burden on the City's Board of Public Works. Annual funding within the City's budget is limited, and there is a substantial backlog of such work. The proposed agreement providing for joint-funding will expedite this project and its priority, so that the City has committed to commence work no later than January 21, 2005 and to complete all work by March 25, 2005. In recognition of the County's financial contribution, the County will receive a credit of \$46,291 under the City-County Memorandum of Understanding (MOU) for Cooperative Street Improvement Work and Services authorized by your Board on January 30, 2001.

The Honorable Board of Supervisors  
November 30, 2004December 14, 2004  
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This MOU provides an operational mechanism and a system of allocating and crediting shared costs by which the City and the County perform street and sidewalk repair and improvement work extending into each other's adjacent territories. As such, the \$46,291 credit will be used for future street repairs and improvements in the unincorporated areas adjacent to the City.

**ENVIRONMENTAL DOCUMENTATION**

This agreement and the City's project is categorically exempt from CEQA pursuant to Sections 15301 (c) and (h) of the State CEQA Guidelines and Class 1 (j) and (x) of the County's Environmental Document Reporting Procedures and Class I, Category 8 of the City's CEQA Guidelines.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The recommended actions will have no impact on any other current County services or projects.

**CONCLUSION**

It is requested that the Executive Officer of the Board of Supervisors return duplicate conformed copies of the adopted Board letter with copies of the executed agreement and two certified copies of the Minute Order to the CAO for further processing.

Respectfully submitted,



DAVID E. JANSSEN  
Chief Administrative Officer

DEJ:CWW  
WLD:DS:pe

Attachment

- c: County Counsel
- Auditor-Controller
- Department of Public Social Services
- Department of Public Works

## AGREEMENT

THIS AGREEMENT, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by and between the COUNTY OF LOS ANGELES, a political subdivision of the State of California, hereinafter referred to as "COUNTY", and the CITY OF LOS ANGELES, a Municipal Corporation in the County of Los Angeles, hereinafter referred to as "CITY":

## WITNESSETH

WHEREAS, the COUNTY is the owner of that certain real property, hereinafter referred to as the "PROPERTY", commonly addressed at 10961 West Pico Boulevard, Los Angeles, California 90064 and legally described as Lots 15 through 20, Block 17, Tract 5609 as recorded in Map Book 60, pages 34-36 of Maps in the offices of the Los Angeles County Recorder; and

WHEREAS, the PROPERTY is bounded by Pico Boulevard on the south, Veteran Avenue on the east and Greenfield Avenue on the west; and

WHEREAS, the CITY owns eight street trees of the Indian Laurel Fig (*Ficus nitida*) variety, six of which are planted in wells within a 15-foot sidewalk which is a part of the public street right-of-way for Pico Boulevard, 100-feet wide, and two of which are planted in tree wells within a 15-foot sidewalk which is a part of the public street right-of-way for Veteran Avenue, 60-feet wide; and

WHEREAS, the CITY owns in fee the 15-foot wide sidewalk along the Pico Boulevard side of the PROPERTY including the northerly 60 feet of the public street right-of-way, and the CITY owns a road easement along the Veteran Avenue side of the PROPERTY; and

WHEREAS, the CITY'S street trees have offset, displaced, cracked, and otherwise damaged the sidewalk along the Pico Boulevard and Veteran Avenue sides of the PROPERTY necessitating the complete removal and replacement of the sidewalks; and

WHEREAS, both the CITY and the COUNTY have a mutual interest in and have proposed a project (the "PROJECT"), as more fully set forth within, to remove and replace the sidewalk and to preserve the street trees to greatest extent possible consistent with maintaining public safety; and

WHEREAS, the CITY has proposed to execute the entire PROJECT; and

WHEREAS, both the CITY and the COUNTY have proposed to jointly fund the PROJECT, with the CITY funding the cost of the tree pruning, any necessary tree removal and replacement, and parkway landscaping at an estimated cost of \$11,080, and the COUNTY funding, by means of a grant (the "GRANT"), the cost of sidewalk removal and replacement and installation of irrigation systems at an estimated cost of \$46,291; and

WHEREAS, the Los Angeles City Municipal Code Section 62.104 relieves adjoining property owners of the responsibility for and the expense of repairing or replacing damaged sidewalks caused by street tree roots and places that responsibility and burden on the CITY'S Board of Public Works; and

WHEREAS, the CITY and the COUNTY have entered into a Memorandum of Understanding (the "MOU"), dated April 4, 2001, providing for cooperative and expedited street improvement projects in each other's jurisdiction.

**NOW THEREFORE**, for and in consideration of the foregoing, the CITY and the COUNTY do hereby agree as follows:

1. The CITY will execute the entire PROJECT as more fully set forth in EXHIBIT "A".
2. The CITY will commence work no later than Jan 21, 2005 and will complete the PROJECT in its entirety no later than Mar 25, 2005
3. The total cost of the PROJECT is \$57,371 as shown and detailed on estimate provided by the CITY'S Bureau of Street Services, EXHIBIT "B", attached hereto and made a part hereof.
4. The COUNTY, as its total financial contribution to the PROJECT, will make a GRANT to the CITY in the total amount of \$46,291 which pays for certain of the CITY'S estimated costs, as shown on EXHIBIT "B", as follows:
  - a. \$37,691 for Sidewalk Improvements including contingencies of 20%.
  - b. \$4,000 for Irrigation Pipes, Heads, and Valves.
  - c. \$1,200 for Irrigation Controller / Solar.
  - d. \$1,200 for Irrigation Backflow Preventer.
  - e. \$2,200 for Water Meter.
5. The COUNTY will pay the GRANT of \$46,291 to the CITY within forty five (45) days after approval of this AGREEMENT by the COUNTY'S Board of Supervisors.
6. All other PROJECT costs over and above COUNTY'S GRANT shall be the CITY'S obligation.
7. In consideration of the COUNTY'S GRANT and Section 62.104 (c) of the Los

Angeles City Municipal Code requiring CITY'S Board of Public Works to repair and reconstruct curbs, driveways, or sidewalks damaged as the result of street tree root growth at no cost to the adjoining property owner, a credit in the amount of \$46,291 in favor of the COUNTY will be made under the above referenced MOU.

8. Neither COUNTY nor any official, employee, or agent of COUNTY shall be responsible for any damage or liability occurring during and after the PROJECT by reason of any act or omission on the part of the CITY under or in connection with the PROJECT. CITY shall fully indemnify, defend, and hold COUNTY harmless from any liability imposed or caused by any act or omission on the part of the CITY in connection with the PROJECT and any of the resulting street trees, improvements, and landscaping.
9. Any correspondence, communication, or contact concerning this AGREEMENT shall be directed to the following:

CITY: Mr. William A. Robertson  
Director, Bureau of Street Services  
City of Los Angeles  
600 South Spring Street, 10<sup>th</sup> Floor  
Los Angeles, CA 90014

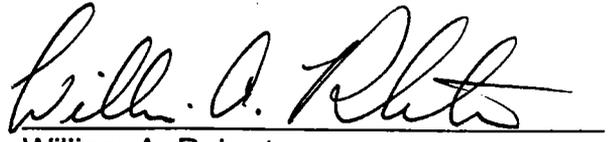
COUNTY: Mr. David E. Janssen  
Chief Administrative Officer  
County of Los Angeles  
500 West Temple Street, Room 713  
Los Angeles, CA 90012

IN WITNESS WHEREOF, the parties hereto have caused this AGREEMENT to be executed by their respective officers, duly authorized.

COUNTY OF LOS ANGELES

CITY OF LOS ANGELES  
BUREAU OF STREET SERVICES

\_\_\_\_\_  
Chair, Board of Supervisors

  
\_\_\_\_\_  
William A. Robertson  
Director, Bureau of Street Services

ATTEST:

VIOLET VARONA-LUKENS  
Executive Officer, Clerk of the Board of Supervisors

By \_\_\_\_\_  
Deputy

APPROVED AS TO FORM:

LLOYD W. PELLMAN  
County Counsel

By   
Deputy

## EXHIBIT "A"

### PROJECT - GENERAL SCOPE AND WORK DESCRIPTION

15-foot wide sidewalk area, shown as shaded area on attached map, within public street right-of-way beginning at alley and running south along Veteran Ave. to Pico Blvd., then west along Pico Blvd. and ending at Greenfield Ave.

City's work to consist of:

1. Removal of parking meters, street lights, traffic control boxes, bike racks, benches, utility meters in sidewalk, etc. City to store removed items.
2. Removal of all existing sidewalk on Veteran Ave. from alley to Pico and on Pico Blvd. from Veteran Ave. to Greenfield Ave.
3. Removal of two street trees on Pico Blvd. nearest Veteran Ave. and replacement with ornamental tree species
4. Perform crown and root pruning on remaining street trees (two on Veteran Ave. and four on Pico Blvd.)
5. Construct new 7 to 9 foot wide concrete sidewalk at original grade adjacent to property line along Veteran Ave. and Pico Blvd. Width to be determined by the amount of root pruning necessary.
6. New concrete sidewalk to be reinforced with wire mesh and/or steel rebar with 12-inch deep concrete footers on tree side edge of sidewalk per specifications in "Option 1B - Sidewalk Removal and Replacement with Root Pruning - Parkway Setting". Base under sidewalk to be six inches of appropriately sized gravel and sufficiently compacted to meet City's relative compaction requirements.
7. The new 7 to 9 foot wide concrete sidewalk will create a 6 to 8 foot wide open parkway along Veteran Ave. and Pico Blvd. Open parkway to be prepared and planted with low maintenance ground cover to be proposed by City. County, through its Chief Administrative Office, to provide written approval of proposed ground cover prior to planting.
8. Furnish and install a completely operational irrigation system for the new 6 to 8 foot parkway, including all pipes, valves, irrigation heads, backflow preventer(s), automatic controller(s), meters, etc.
9. Construct 4 foot wide concrete sidewalk extensions for each parking space along Veteran Ave. and Pico Blvd. per specifications contained in "Option 1B" referenced above.

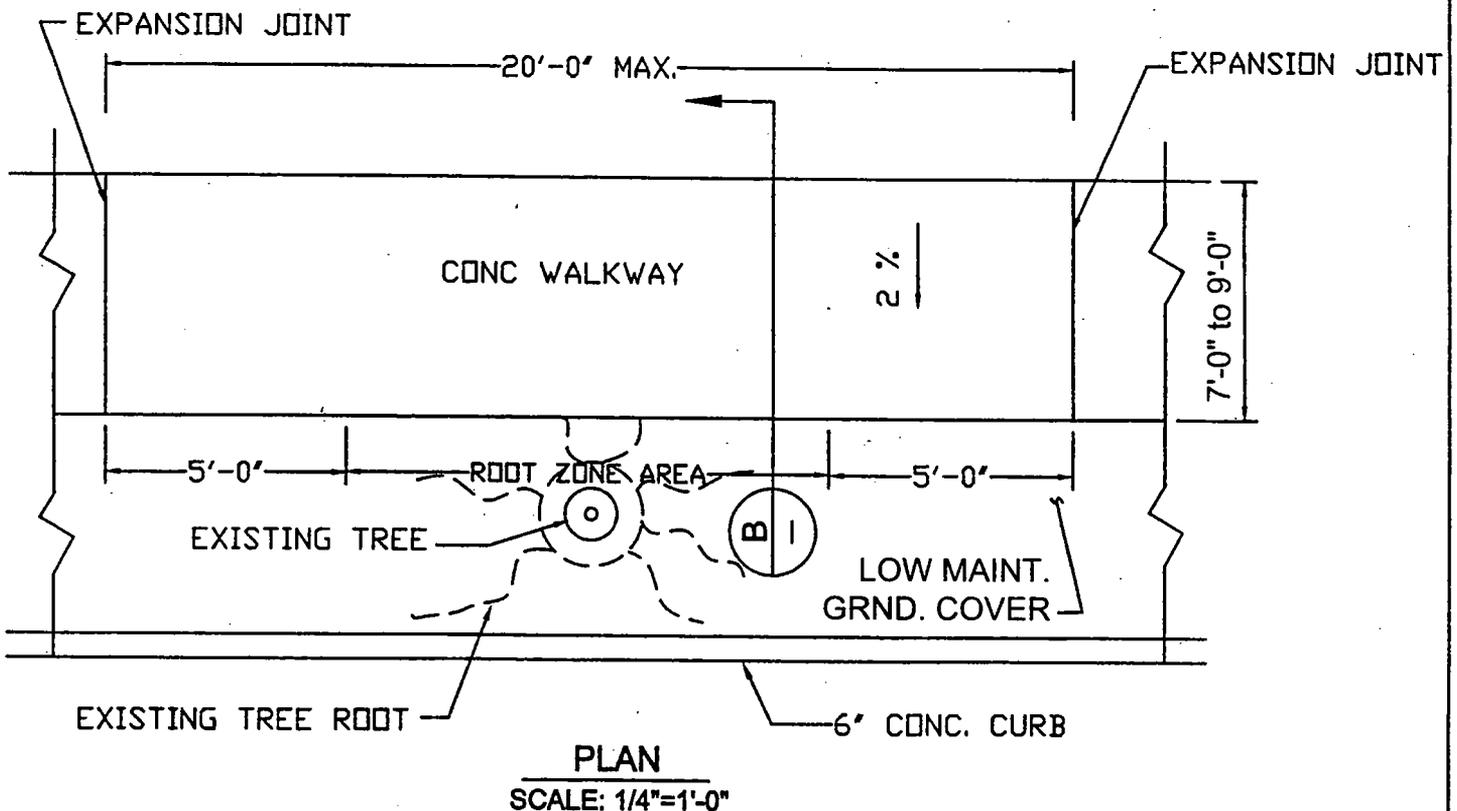
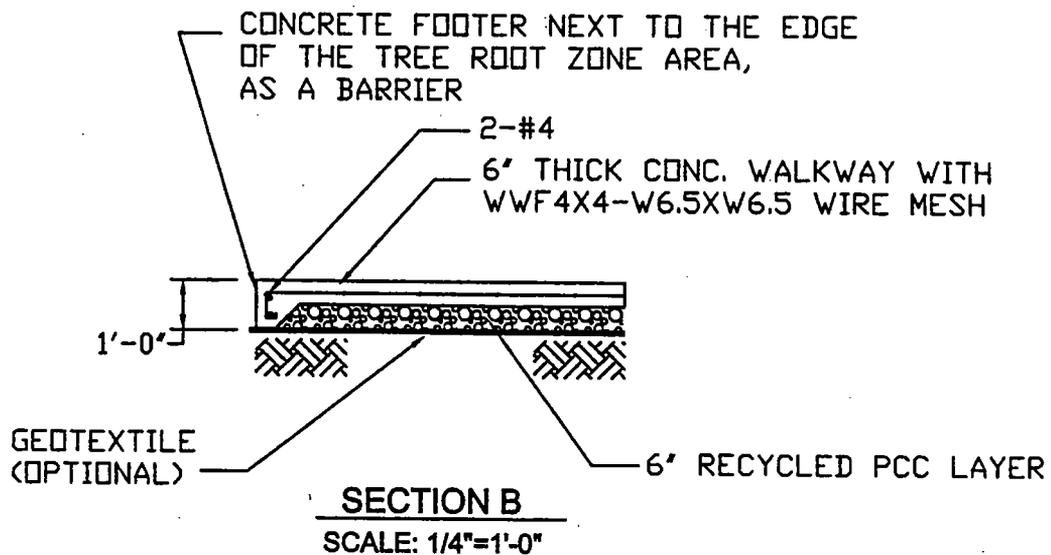
## **EXHIBIT "A"**

### **GENERAL SCOPE AND WORK DESCRIPTION - CONTINUED**

10. Sidewalk area around bus stop to be installed at original grade with two new standard tree wells to be planted with two new ornamental street trees of a variety to be proposed by City. County, through its Chief Administrative Office, to provide written approval of proposed ornamental street trees prior to planting.
11. Provide disabled access per City standard at Veteran Ave. and at Greenfield Ave.
12. Paint curb and any necessary parking and street striping along Veteran Ave., Pico Blvd., and Greenfield Ave. as appropriate.
13. Reinstall or replace all items removed in number 1 above, such as parking meters, street lights, traffic control boxes, etc. with the exception of bike racks.
14. Provide followup inspections by certified arborist of new plantings and pruned trees every 120 days for the first twelve months after completion of the project and once per year thereafter.

# EXHIBIT "A"

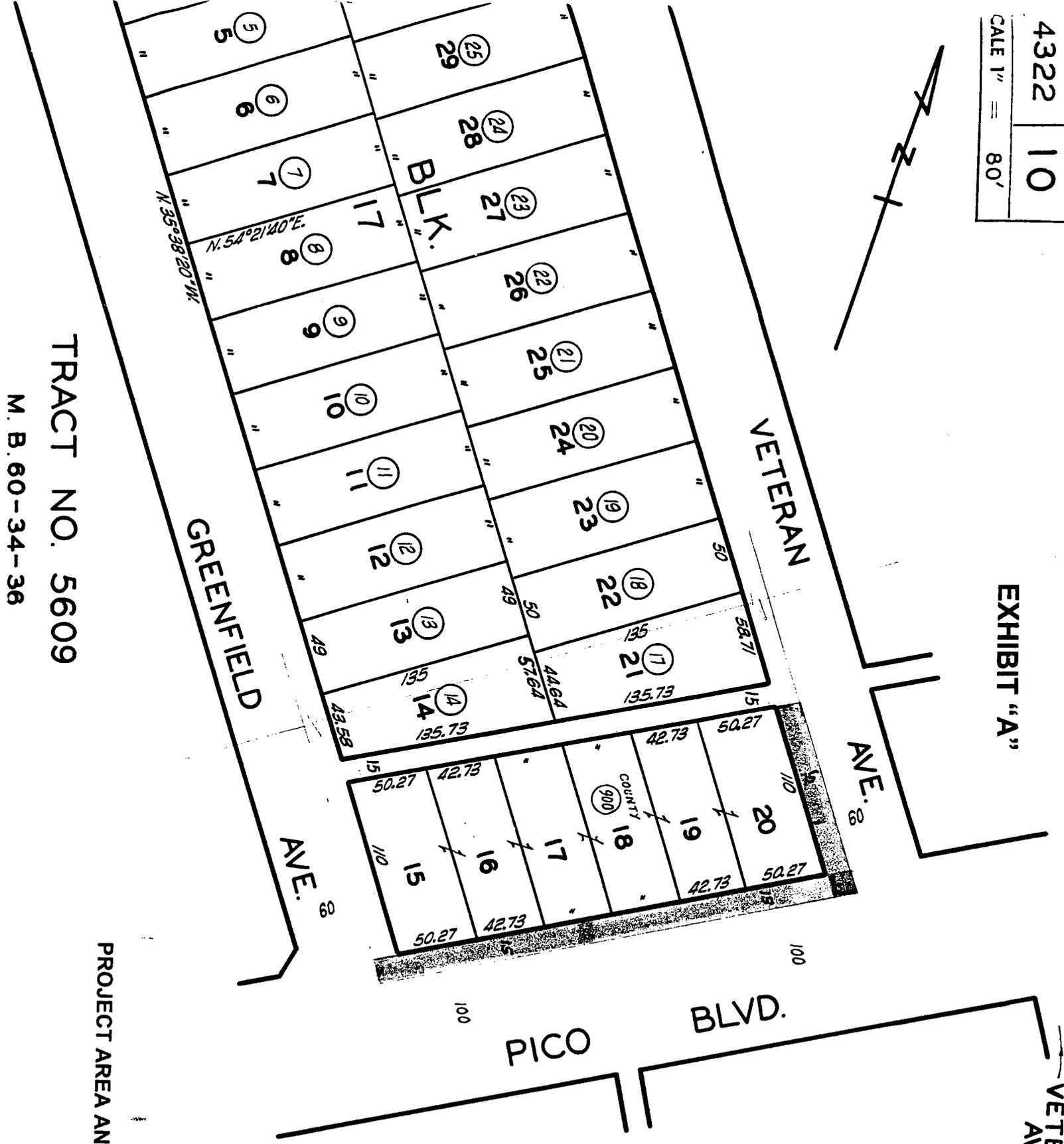
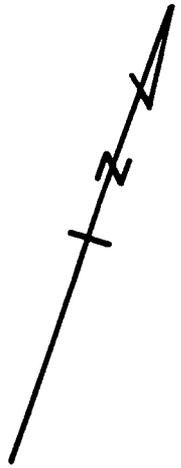
## OPTION 1B - SIDEWALK REMOVAL AND REPLACEMENT WITH ROOT PRUNING - PARKWAY SETTING



### NOTES:

1. 6' THICK REINFORCED CONCRETE WALKWAY SHALL EXTEND 5'-0" BEYOND TREE ROOT ZONE AREA.
2. 1' CONCRETE FOOTER ALONG TREE SIDE IN THE TREE ROOT ZONE AREA.
3. SCORE LINES ON CONCRETE PAD OR WALKWAY ARE OPTIONAL.

EXHIBIT "A"



TRACT NO. 5609

M. B. 60-34-36

PROJECT AREA AND LOCATION

# EXHIBIT "B"

City of Los Angeles	
Bureau of Street Services	
PROJE	Pico and Veteran County Building
DESCRIPTION	Total Project Cost
CLASS "C" ESTIMATE	
	Total
Sidewalk Improvements	0 \$37,691
Street Tree Improvements	0 \$19,680
	Total
	\$57,371



