

# C.3

## LANDSCAPE INVENTORY

## **Landscape Inventory for the San Pedro Waterfront Project**

*Prepared for:*

Los Angeles Harbor Department  
Environmental Management Division  
425 S. Palos Verdes Street  
San Pedro, CA 90731  
Contact: Jan Green Rebstock, Environmental Specialist  
Phone: (310) 732-3949

*Prepared by:*

ICF Jones & Stokes  
9775 Businesspark Avenue, Suite 200  
San Diego, CA 92131  
Contact: Thomas Cherry  
858/578-8964



July 2009

# Contents

	Page
<b>Landscape Inventory San Pedro Waterfront Project .....</b>	<b>1</b>
Introduction .....	1
Inventory .....	1
Downtown Harbor Landscape Unit .....	2
Maritime Museum Landscape Unit .....	2
7th Street Harbor Landscape Unit .....	3
Project Implementation .....	3
Conclusions/Recommendations .....	3
Downtown Harbor Landscape Unit .....	3
Maritime Museum Landscape Unit .....	4
7th Street Harbor Landscape Unit .....	5
Summary .....	5

## Figures

Figure	Follows Page
1 Existing Plant Material Inventory - Downtown Harbor Landscape Unit .....	2
2 Existing Plant Material Inventory - Maritime Museum and 7th Street Harbor Landscape Units.....	2

### Attachment A Photographs

# Landscape Inventory San Pedro Waterfront Project

## Introduction

On March 4, 2009, a landscape architect and design visualization specialist from ICF Jones & Stokes conducted a site visit to inventory, examine, and analyze the landscape vegetation and its context in the vicinity of the proposed Downtown and 7th Street Harbor areas proposed in the San Pedro Waterfront Environmental Impact Statement/Environmental Impact Report (EIS/EIR). The purpose of this exercise was to determine the aesthetic value of the plant material in the waterfront's visual context. This area of potential effect is east of the existing Red Car Line between 5th Street and 7th Street in the Main Channel waterfront in San Pedro, California. The proposed Project would create two new harbors in this area: the Downtown Harbor (a 1.50-acre water cut) and the 7th Street Harbor (a 0.32-acre water cut). Both of these project features would result in the excavation of 1.82 acres of existing landscape and hardscape. Existing vegetation that would be removed as a result of the implementation of the proposed Project was identified in the environmental documents as having a potential positive influence on the visual character of the area. Mitigation presented in the EIR/EIS for the displacement of vegetation by the proposed harbor cuts was identified as follows:

*MM AES-1. Visual and historic significance of mature landscaping will be evaluated before construction begins by an expert trained in such evaluation, such as a professional landscape architect. Relocation and replacement of significant trees, as identified by the professional, will be incorporated into landscape plans as a condition of approval. All landscape planting will be developed in conformity with design guidelines for the community of San Pedro and the Port of Los Angeles.*

## Inventory

The footprints of the Downtown Harbor and 7th Street Harbor were overlaid on a recent aerial photograph to identify vegetation that would be affected by the proposed action. During the site visit this map was used as baseline data to identify, categorize, quantify, and inspect the landscape specimens that would be removed as a result of the proposed water cuts. A global positioning system (GPS) was used to confirm the identification and location of the individual specimens. The plants in this area have three distinct characters and will be discussed in terms of their location as landscape units:

- the Downtown Harbor Landscape Unit, located between Fire Station #112 and the Maritime Museum;

- the Maritime Museum Landscape Unit; and
- the 7th Street Harbor Landscape Unit, located south of the Maritime Museum.

## Downtown Harbor Landscape Unit

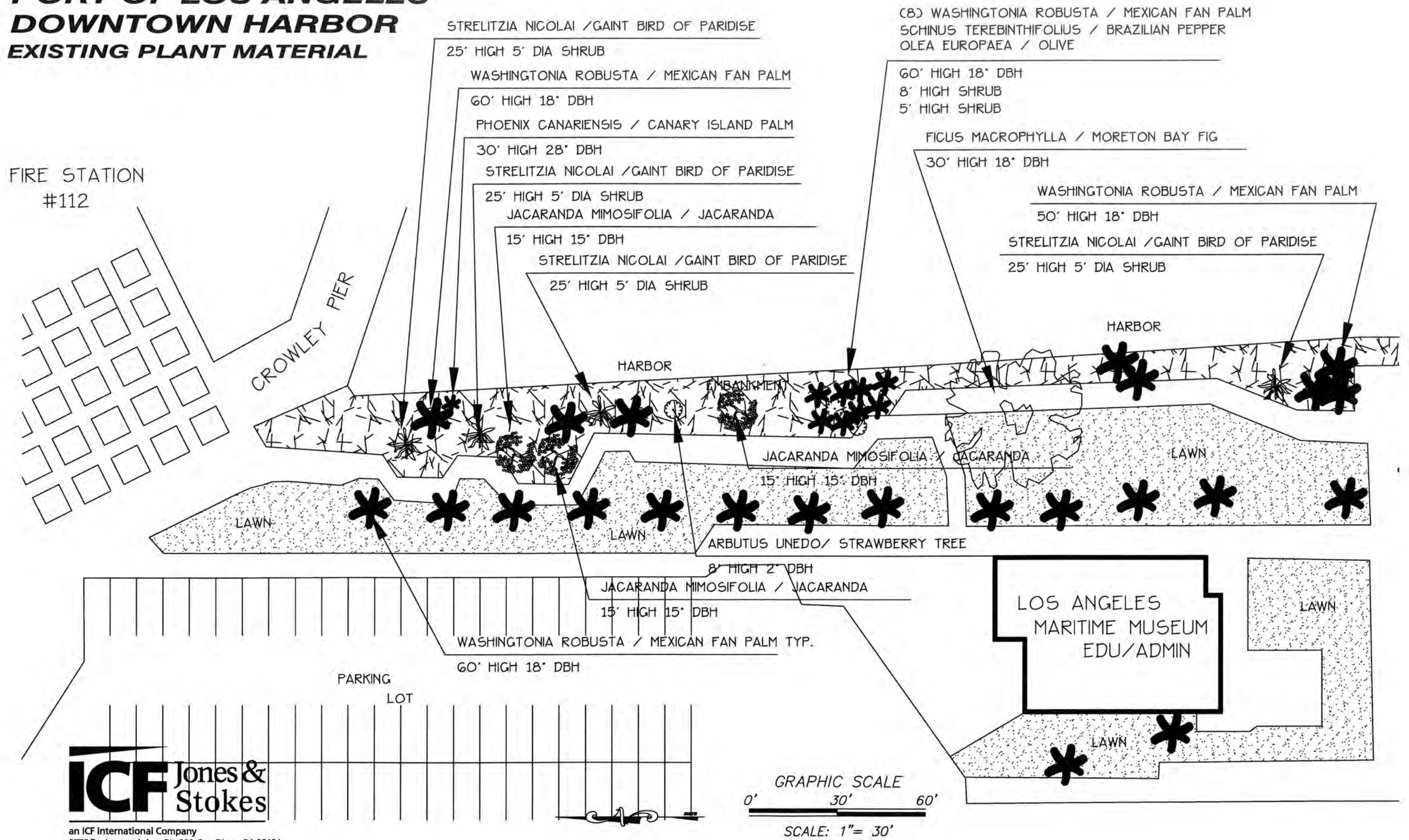
Figure 1 is a map showing the inventory of existing plant materials for the Downtown Harbor area. The map shows the species and common names, spatial distribution, height, and diameter of the vegetation. The most prolific species are 35 Mexican fan palms, which range from 30 feet to more than 60 feet tall. A row of the larger specimens spaced at 25-foot intervals parallels the east edge of the harbor parking lot. A large fig tree is located in the lawn area north of the Maritime Museum. The majority of the specimens are concentrated in a waterfront area near the Crowley Pier. This area also features the greatest diversification of plant materials including Mexican fan palms, Canary Island palms, giant bird of paradise, and two jacaranda trees. Overall, the trees are relative healthy but as these specimens have matured, they have become crowded. The jacarandas' foliage is pale and the bark on the trunks is damaged, which has compromised the integrity of the tree; it is possible that their root systems have been compromised by crowding, compaction, and the surrounding impervious concrete walkways.

Photograph 1 is a panoramic photograph of the proposed Downtown Harbor cut area. This 150° perspective view shows Fire Station #112 to the north (left) and the Maritime Museum building to the south (right), and provides an overview of the site. The new landscaping and paving east of the Red Car Line in the photograph's immediate foreground is the extension of the existing promenade. Approximately 25 feet beyond that will be the Downtown Harbor. Photograph 2 is a view to the northeast of the diverse landscaping at the area near Crowley Pier. Photograph 3 is a photograph of the trunk of the southern jacaranda tree and compacted soil surrounding the vicinity.

## Maritime Museum Landscape Unit

Figure 2 is a representation of the landscaping and shows the locations and sizes of the existing plant material that surround the Maritime Museum building. Photograph 4 is a panoramic view of the museum's west elevation and shows the existing conditions and specimens in the landscape unit. Six 60-foot tall Mexican fan palms frame the museum's entry. Several lawn areas surround the building and are interrupted by the extensive decorative paving, which also acts as foundation for the nautically-themed exhibits near the museum's main entrance. There are three raised planters in this area with manicured shrubs that include mock orange, dusty miller, and Indian hawthorne. The majority of the diversified landscaping in this unit is directly adjacent to the Maritime Museum building. Along the museum's north wing there are three queen palms, a series of fern pines and privets creating a hedge, and two short fan palms. Framing the museum's north entrance are two tupidanthus. Photograph 5 is a panoramic view of the museum's west elevation showing the existing landscape unit. All specimens in this area are healthy and viable.

**PORT OF LOS ANGELES  
DOWNTOWN HARBOR  
EXISTING PLANT MATERIAL**



**ICF Jones & Stokes**  
an ICF International Company  
9775 Businesspark Ave, Ste 200, San Diego, CA 92131

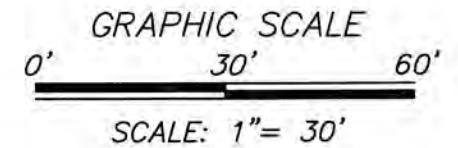
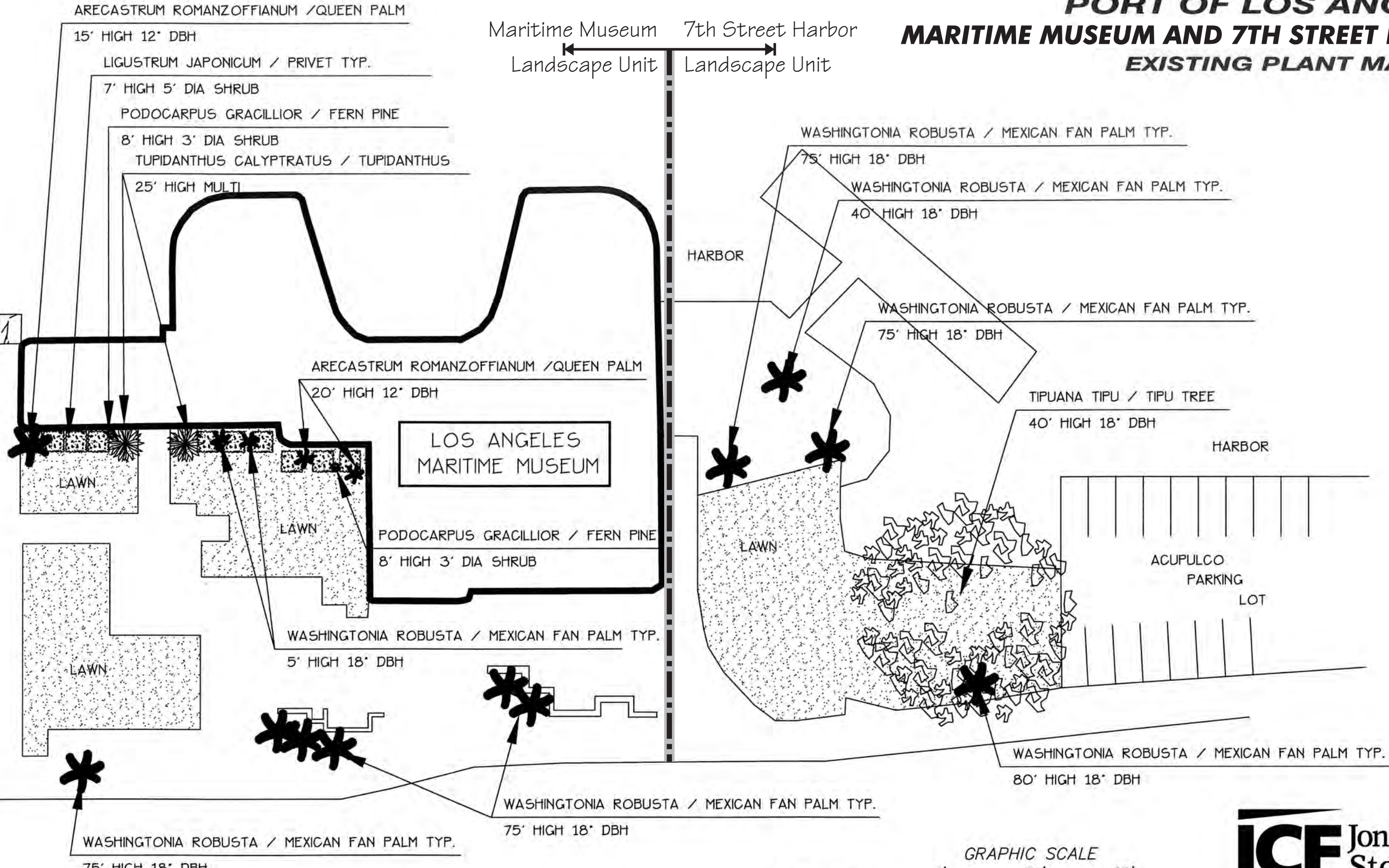
Existing Plant Material Inventory - Downtown Harbor Landscape Unit  
Figure 1

**PORT OF LOS ANGELES**

**MARITIME MUSEUM AND 7TH STREET HARBOR**

**EXISTING PLANT MATERIAL**

Maritime Museum ← Landscape Unit      7th Street Harbor → Landscape Unit



**ICF Jones & Stokes**  
an ICF International Company  
9775 Businesspark Ave, Ste 200, San Diego, CA 92131

Existing Plant Material Inventory - Maritime Museum and 7th Street Harbor Landscape Units  
Figure 2

## 7th Street Harbor Landscape Unit

Figure 2 identifies the locations, size, and height of the existing landscape material in the 7th Street Harbor Landscape Unit. This landscape unit is a small, predominantly lawn area south of the Maritime Museum and north of the water cut (Berth 83) adjacent to the Acapulco Restaurant parking lot. There are four Mexican fan palms ranging from 40 to 80 feet tall. The southwest corner of this unit is dominated by a 40-foot-tall tipu tree. Photograph 6 is a view to the southeast toward the 7th Street Landscape Unit and illustrates the existing landscape conditions.

## Project Implementation

The completed portion of the promenade, from Swinford Street to the north of 5th Street, has a consistent, diversified, well-designed planting palette made up of large mature specimens that have given the newly constructed area a mature feel and has helped to create a sense of place. The dominant plant materials are a mature mixture of fan and feather palms that are normally planted in clusters or rows. Photograph 7 shows a planting area on Swinford Street. Portions of Harbor Boulevard Parkway Promenade are lined with London plain and golden rain trees, which create a pleasant canopy over the walkway. Photograph 8 shows this landscape treatment south of the Fanfare Fountains. Groundcover, mostly a variety of grasses, is planted along the promenade, but the majority of the area is covered with hardscape (Photograph 9). The majority of plantings along the completed portions of the promenade are low-water requirement species; mulch is used extensively to reduce evaporation and reclaimed water is used for irrigation.

Currently, detailed landscape plans for the Downtown Harbor and 7th Street Harbor areas do not exist; however, it is likely the landscape design theme of the Harbor Boulevard Parkway Promenade would continue into the proposed Town Square. No changes to the existing John S. Gibson Park are proposed by the project. The park currently acts as a landscape buffer between Harbor Boulevard and the waterfront and contains many specimens of similar size and species composition that would be displaced by the proposed harbor cuts.

## Conclusions/Recommendations

Based upon the inventory of existing vegetation, the following recommendations are provided regarding the potential relocation and replacement of visually and historically significant trees, as stated in Mitigation Measure MM AES-1.

## Downtown Harbor Landscape Unit

The majority of the specimens are in good health and potentially transplantable. The Mexican fan palms are compatible with the landscape material palettes employed farther north along the completed portions of the promenade. However, most of these specimens are more than 60 feet tall, entering the later stages of their life cycles, and are dangerous to maintain. Transportation and storage of this size of plant material would be problematic. The overhead wire for the Red Car Line and many overhead utilities



along Harbor Boulevard would need to be avoided or relocated during the transportation phase of the transplanting process. Most of these trees have grown tall and are out of scale for this long narrow waterfront parcel. The jacarandas are high maintenance and, because of their deteriorated condition, would not be good candidates for transplanting. The two large giant birds of paradise require a lot of room and water and are not a current component of the promenade's plant palette.

Collectively, the mature existing landscape materials in this unit add an attractive, vertical, and natural element to the landscape. Individually, the specimens are not unusual, spectacular, or unique. Their arrangement and distribution appear to have evolved haphazardly over the last 50 years. Many of these species are in the later stages of their life cycles and are not a part of the new landscape planting palette that has been successfully employed in the completed portions of the northern promenade.

While the current landscaping contributes to the ambience in certain areas of the existing waterfront, the specimens individually are neither historically or visually significant to the area and their value does not constitute relocating and transplanting.

## **Maritime Museum Landscape Unit**

This landscape unit has historical context dating back to the construction of the Municipal Ferry Terminal in 1941, which was the building's first use. The Municipal Ferry Building was listed on the National Register of Historic Places (NRHP) in 1996 and was designated Los Angeles Historic-Cultural Monument No. 146 in 1975. The building and its surroundings have evolved over the life and uses of the structure. After ferry service was terminated due to the completion of the Vincent Thomas Bridge, the building became part of the Los Angeles Harbor Department's offices. The building was subsequently rehabilitated, and the ferry building is now home of the Los Angeles Maritime Museum. A review of historical photographs revealed an aerial view of the Municipal Ferry Building shortly after construction, and the building's perimeter appeared utilitarian and devoid of significant landscaping. Photograph 10 is an oblique aerial photograph of the structure and its surroundings as it appeared in 1944.

Appendix F.3 (Historical Built Environment Report) of the San Pedro Waterfront EIR/EIS evaluates the effects of the Downtown Harbor and 7th Street Harbor water cuts on the Municipal Ferry Building/L.A. Maritime Museum NRHP status. The report concludes the indirect impacts associated with proposed water cuts would result in a less-than-significant impact on the Municipal Ferry Building/Los Angeles Maritime Museum because it would not "cause a substantial adverse change in the significance of the resources or alteration of the immediate surroundings that would impair the significance of the resources."

None of the specimens within the Maritime Museum Landscape Unit are unique or a visually significant part of the landscape units viewshed or scenic character. Many of the specimens are in the later stages of their life cycles and appear out of scale in the confined waterfront area. Consequently, none of the specimens of this landscape unit warrant relocation or transplanting.

## 7th Street Harbor Landscape Unit

The 7th Street Harbor Landscape Unit contains five large, mature specimens that have grown very tall and consequently, have become out of scale with the surroundings. None of these specimens are unique or visually significant. The conclusion of the evaluation for this landscape unit is that none of these aging specimens adds significantly to the visual character of the area and consequently, do not warrant transplanting.

## Summary

The existing plant material that would be displaced by the Downtown Harbor and 7th Street Harbor are not unique, extraordinary, or aesthetically irreplaceable. Many of the specimens are in the later stages of their expected life spans; particularly, some of the fan palms have grown very tall and are dangerous to maintain. There is little order in the arrangement or placement of the existing plant materials. The vegetation that would be removed would be replaced with specimens from a landscape palette that is congruent with the constructed portions of the Harbor Boulevard Parkway Promenade and designed to enhance the scenic quality of the area. Based upon this assessment, individual plants that would be removed by the proposed construction are not unique, and because of their age, health, and prevalence, would not merit relocation or replacement.

**Attachment A**  
Photographs



Photo 1 - Panoramic photo of Downtown Harbor Landscape Unit. View direction Northeast - Southeast.



Photo 2 - Diverse landscape planting in Downtown Harbor Landscape Area Adjacent to Crowley's Pier and the Main Channel. View direction Northeast.



Photo 3 - Trunk Bark Conditions and Compacted Soil of Jacaranda Tree in Foreground of Photo 1



Photo 4 - Panoramic photo of Maritime Museum Landscape Unit. View direction East - South.



Photo 5- Panoramic photo of Maritime Museum Landscape Unit. View direction Northeast - Southeast.



Photo 4 - Photo of Maritime Museum Landscape Unit. View direction Southeast.



Photo 7 - Large Fan and Feather Palms Line the Cruise Ship Promenade



Photo 8 - Landscape Design Features along the Harbor Boulevard Parkway South of Fanfare Fountains

G:\San Diego\3\_P\Projects\00977\_08\_Sumroad\_Harbor Island Hotel\EIR\03\_Reports-Analyses\EIS-EIR\WorkingFiles\01\_InProgress\EIR Graphics\2009 EIR graphics





Photo 9 - Water Conservation Design Features Incorporated into Landscaping between the Fanfare Fountains and the Red Car Line.



Photo 10 - 1944 Oblique Aerial Photograph of the Municipal Ferry Building, Demonstrating its Utilitarian Setting.