

Oak Tree Permit Update: Meeting #3


Tuesday, September 2, 2025




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LA COUNTY
PLANNING

Oak Tree Permit Update

Summer & Fall 2025

Audio Settings ^

Chat ^ Raise Hand

Interpretation

Listen In:

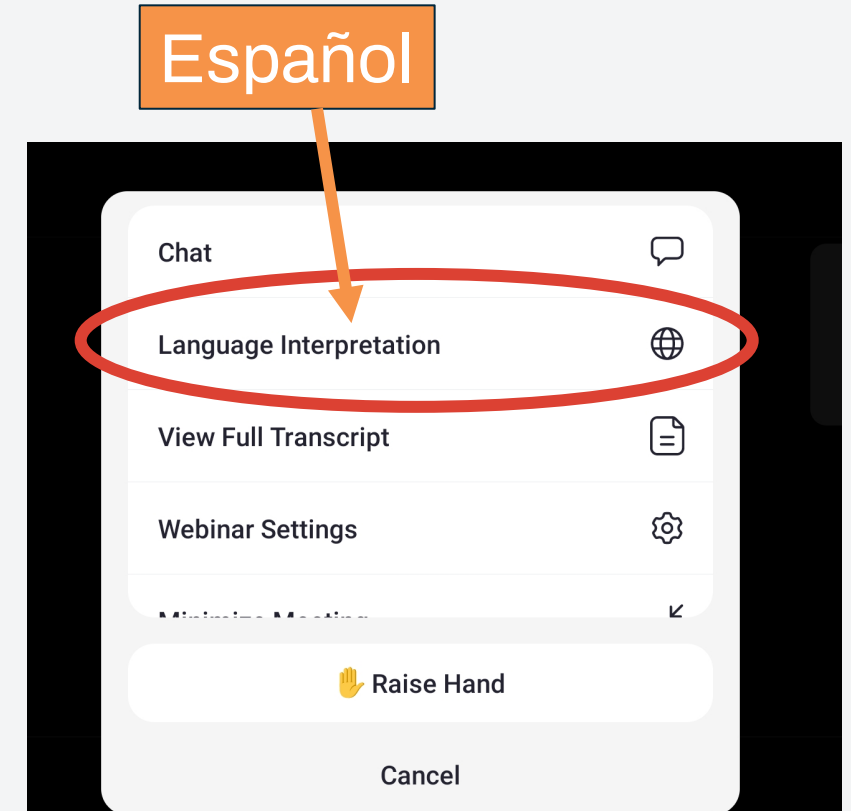
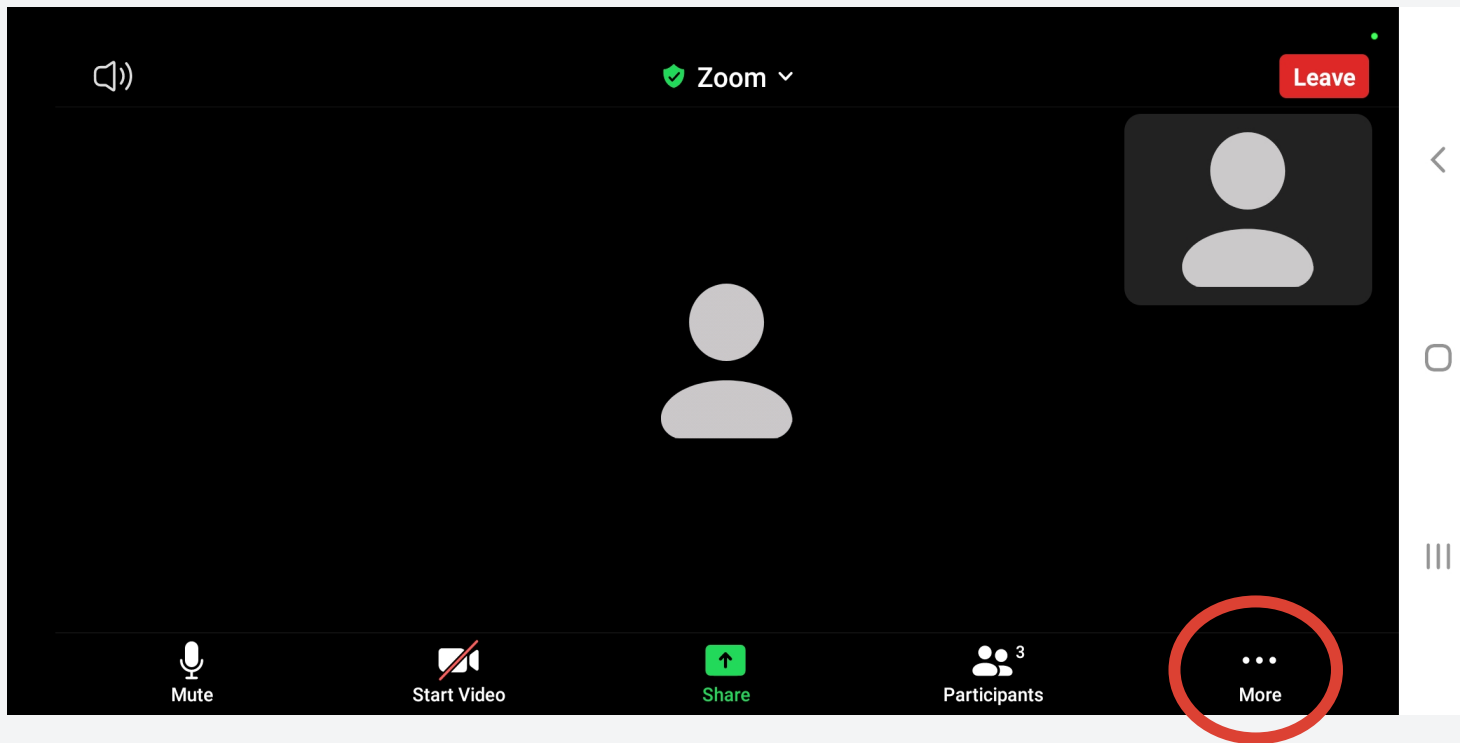
- ✓ Original Audio (Interpretation off)
- EN English
- あ Japanese
- ES Spanish

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Español

LA COUNTY
PLANNING

Tap on More button or ellipsis ...



Welcome / Introductions

County Project Team

- Edward Rojas, Assistant Deputy Director, Advance Planning
- Mark Herwick, Supervising Regional Planner
- Caroline Chen, Senior Regional Planner
- Interpreters: Hajime (Spanish) and Felix (Chinese)

Schedule for Standing Meetings

Date		Standalone Topics
Meeting #1:	Tues 8/5	Overview
Meeting #2:	Tues 8/19	Purpose + Critical Root Zone (Definitions) + Landscape Oak Trees (Applicability) + Site Plan Buffer, Arborist Qualifications (Application)
Meeting #3:	Tues 9/2	Permitting Tiers, One Removal with a Ministerial Permit (Review Procedures)
Meeting #4:	Tues 9/16	Design to Minimize Impacts (Development Standards) + Stewardship Trees, Replacement Ratios, Appraisals (Mitigation)
Meeting #5:	Tues 9/30	Alternative Locations (Findings) + Relocations, Monitoring Periods (Conditions of Approval)
Meeting #6:	Tues 10/14	Restoration Permit (Enforcement)

- Standing meetings will be recorded and begin at 6:30pm and end at 7:30pm.*

Meeting #3: Agenda

- Background
- Permitting Review Types
- Shifting from Permitting by Counts to Degree of Impact
- Thresholds
- Comments & Questions

POLL

Why are Oak Trees Protected?



Gold Hunter's Hairstreak
(Satyrium auretorum)



California Scrub Jay
(Aphelocoma californica)



Nuttall's Woodpecker
(Picoides nuttallii)



California Sister
(Adelpha californica)



Western Tiger Swallowtail
(Papilio rutulus)



Acorn Woodpecker
(Melanerpes)



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Indigenous Oaks



Canyon Live Oak (*Q. chrysolepis*)

Region: Foothills, Puente-Whittier Area, North County

Summary: This is a type of evergreen oak mainly found in California and Mexico. It does best in moist or cool areas like canyons and why it has canyon in its name. The leaves are a glossy, dark green. The geographic range of these oaks covers most of California and it often overlaps or shares locations with the Coast Live Oak.

Indigenous Oaks



©2016 Neal Kramer

Coast Live Oak (*Q. agrifolia*)

Region: Coastal Area, Foothills, Puente-Whittier Area, Metro Area

Summary: This evergreen oak's range spans across the entire extent of California's Coast as well as in the Sierra Nevadas. It can easily live a long life without needing much water as it is very drought tolerant. Living more than a couple centuries is common for this species. It also blooms small yellow-green catkins flowers and sometimes small reddish-green spikey flowers too, although less visible.

Indigenous Oaks



Scrub Oak (*Q. berberidifolia*)

Region: Coastal Area, Foothills, Puente-Whittier Area, Metro Area, North County

Summary: The scrub oak gets its name due to living in scrubby or shrubby areas like in the coastal sage scrub plant communities. It can also be found in areas with high volumes of chaparral. It is considered a shrub as it only grows 6 to 10 feet tall on average. Its leaves are very spiny and unique looking sort of resembling holly leaves.

Purpose

Chapter 22.174 - OAK TREE PERMITS

22.174.010 - Purpose.

“... to preserve and maintain healthy oak trees in the development process.”

Diameter at Breast Height

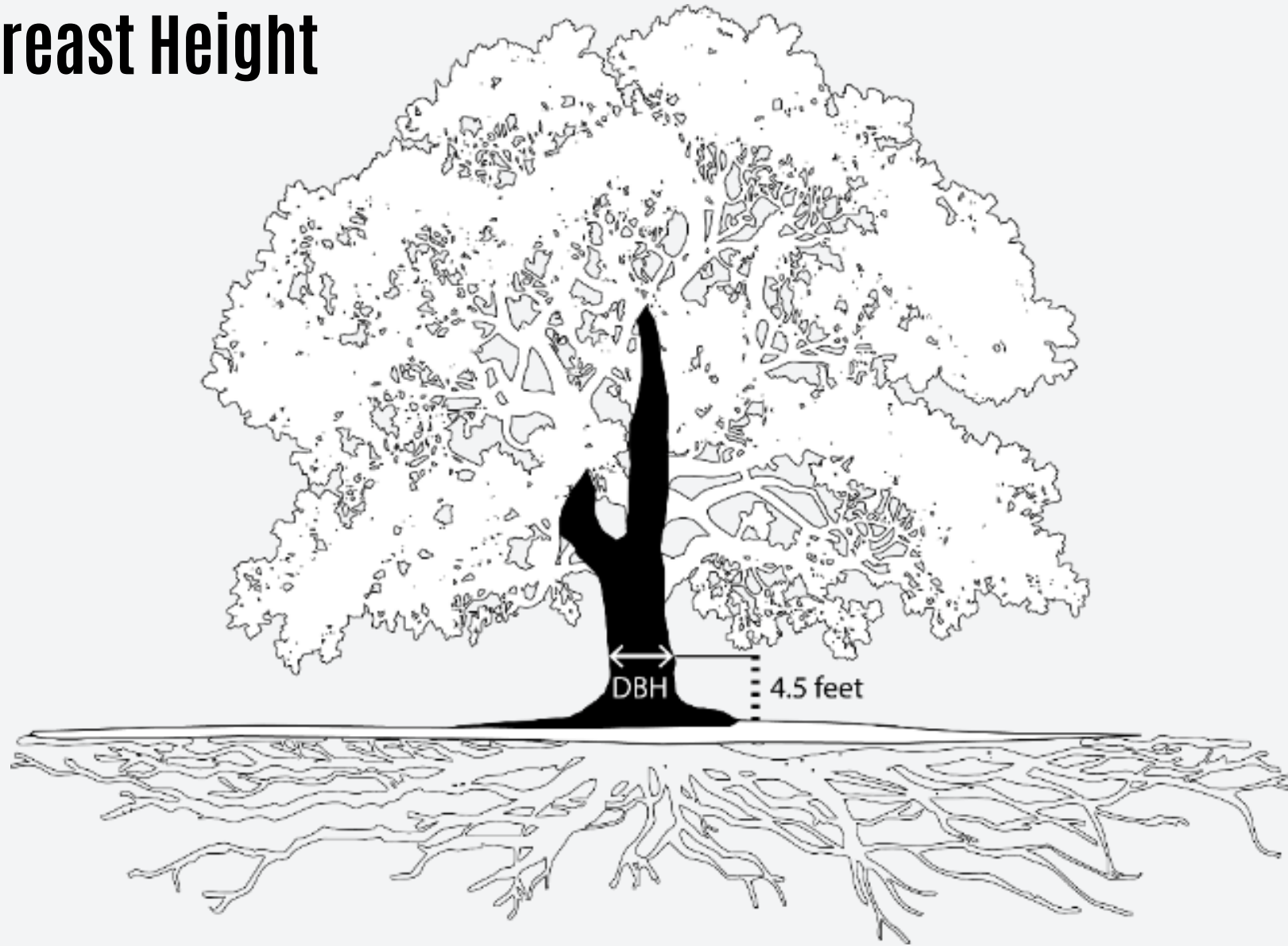


FIGURE 22. 14.150-E: DIAMETER AT BREAST HEIGHT (DBH)

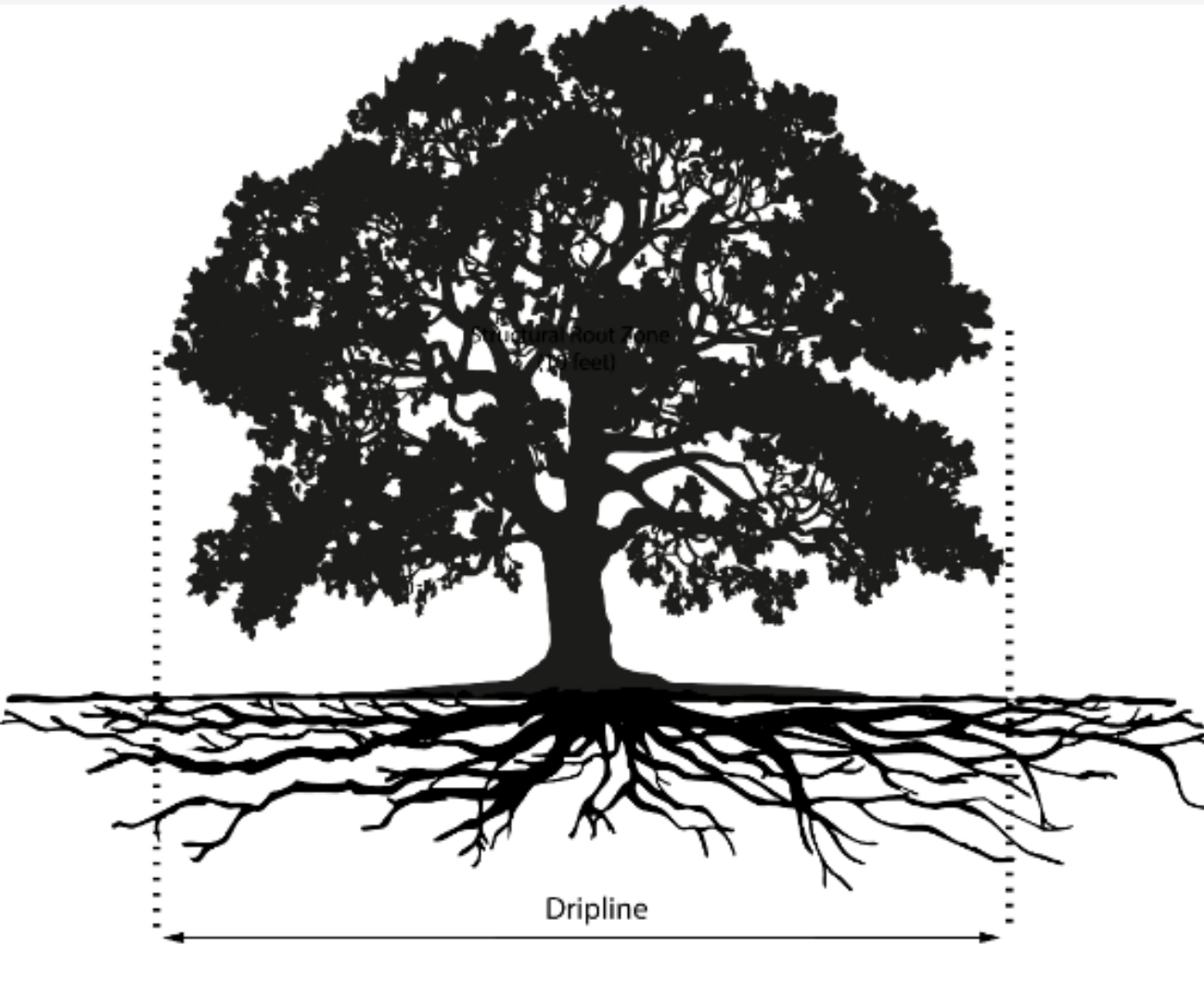


FIGURE 22.14.150-F: DRIPLINE (ELEVATION VIEW)

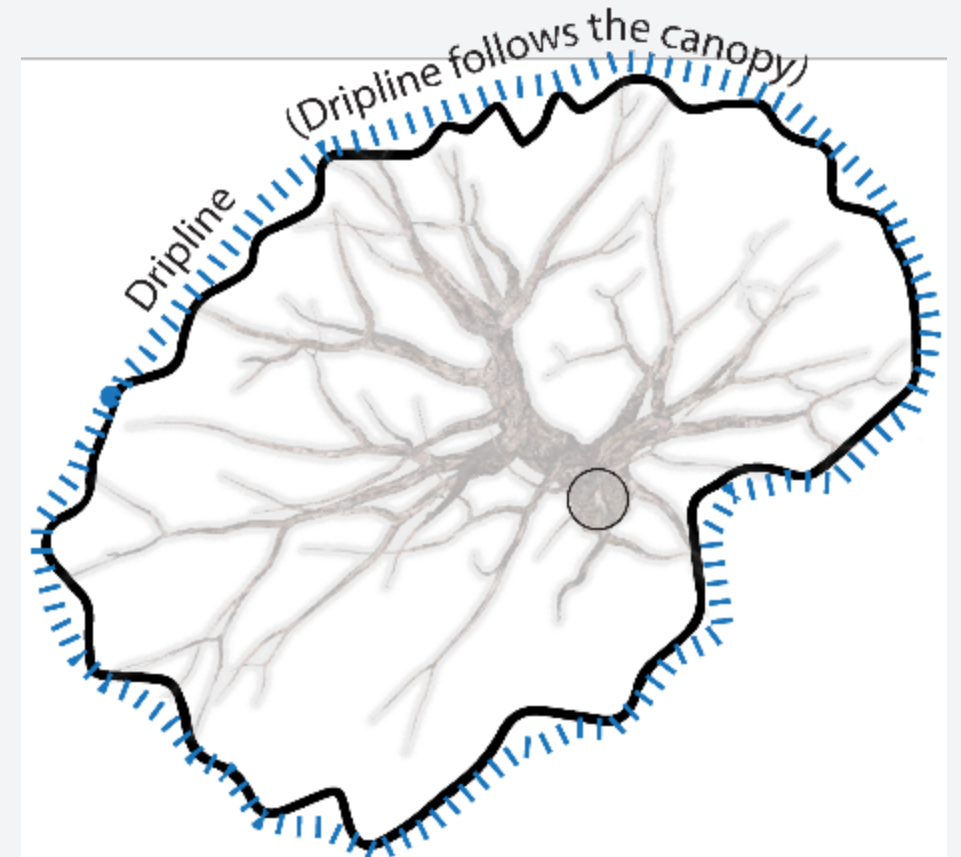


FIGURE 22.14.150-G: DRIPLINE (PLAN VIEW)

Tree Protected Zone

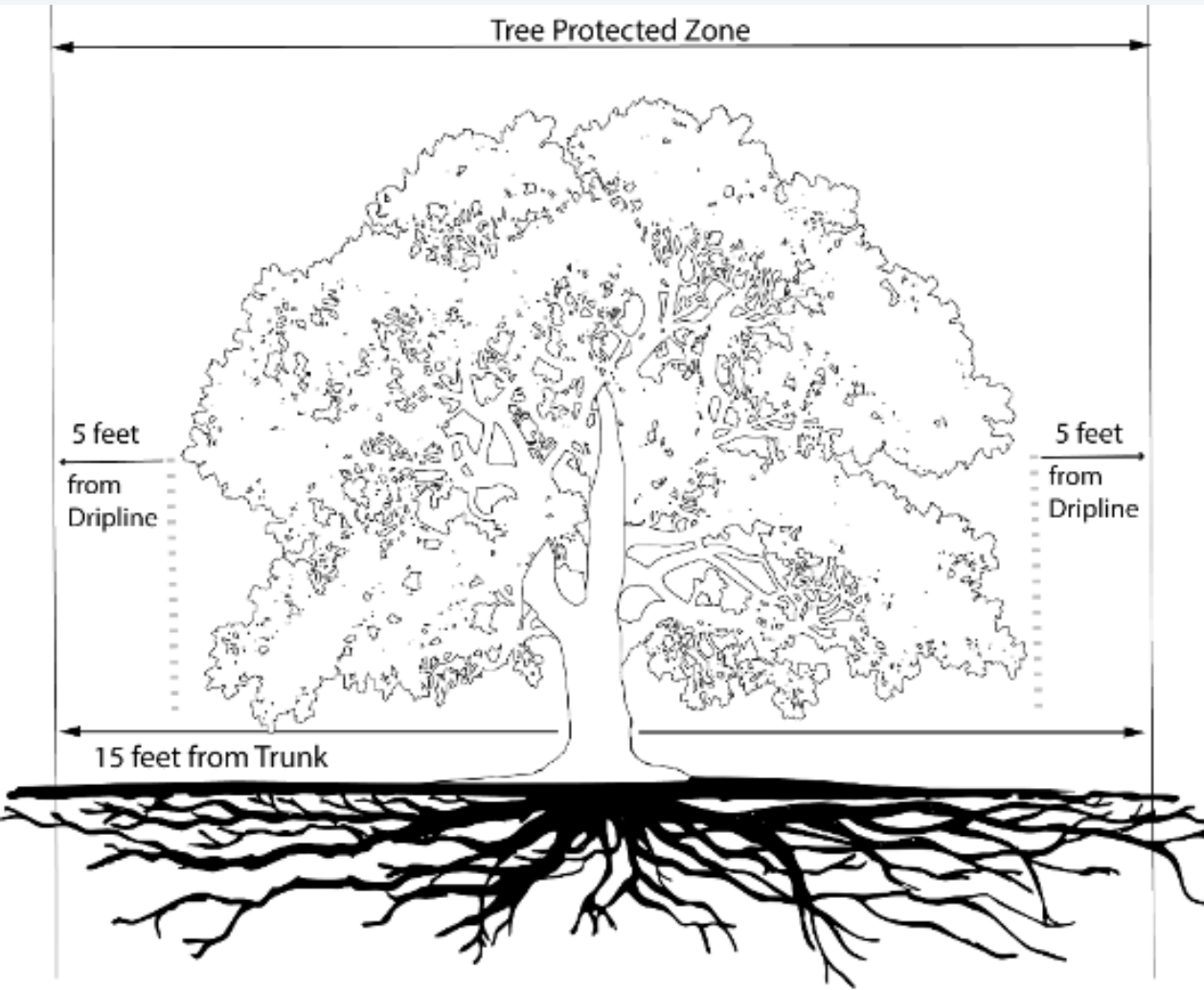


FIGURE 22.14.150-H: TREE PROTECTED ZONE (ELEVATION VIEW)



FIGURE 22.14.150-I: TREE PROTECTED ZONE (PLAN VIEW)

Critical Root Zone

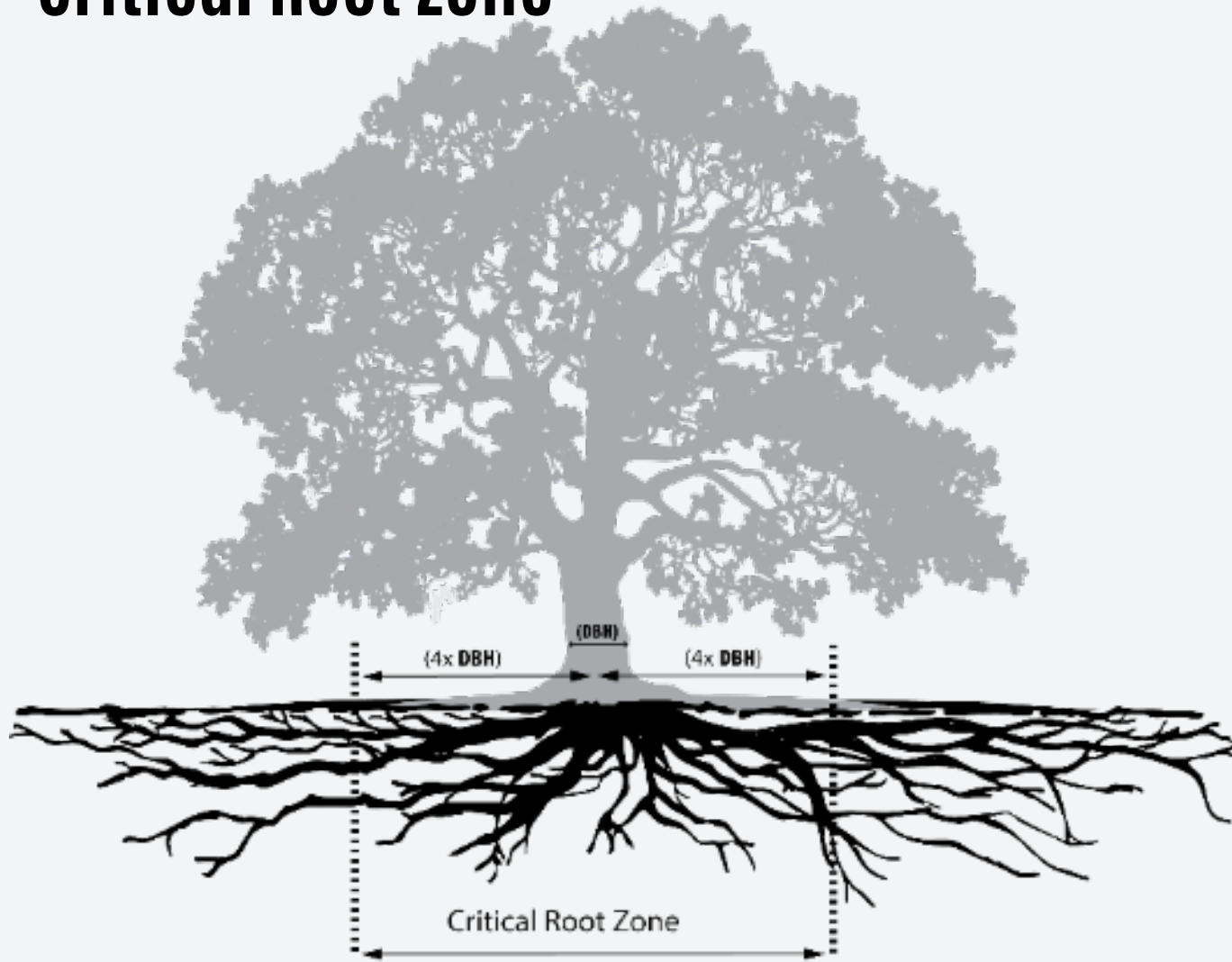


FIGURE 22.14.150-C: CRITICAL ROOT ZONE (ELEVATION VIEW)

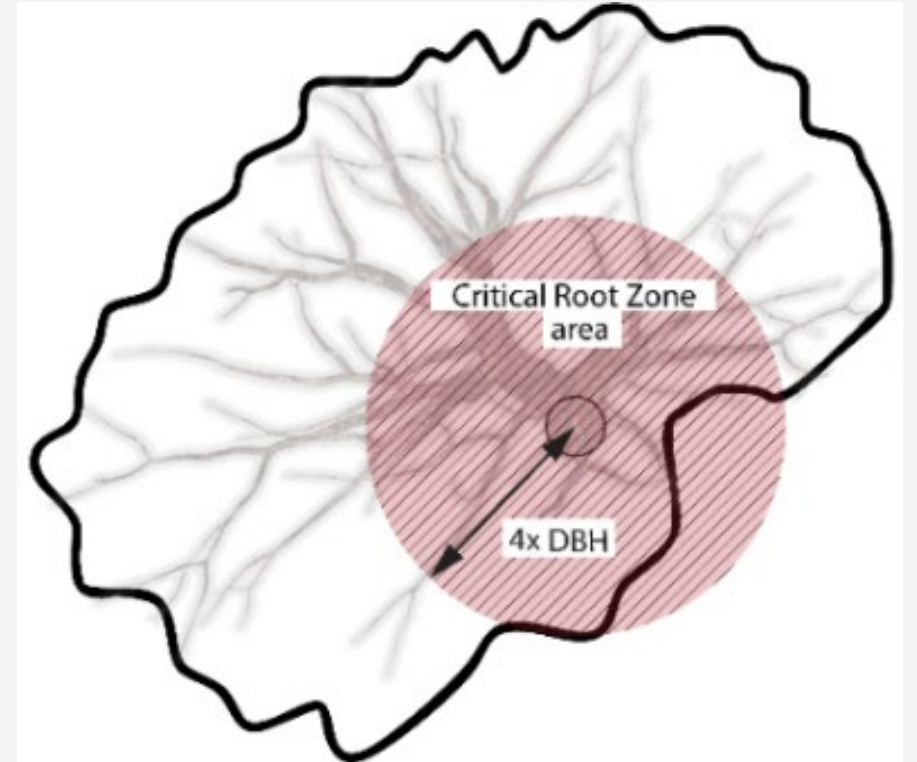


FIGURE 22.14.150-D: CRITICAL ROOT ZONE (PLAN VIEW)

Why are we updating the Oak Tree Permit?

1. Unintended consequences
2. After-the-fact permitting is ineffective for preserving oak trees.
3. Encroachments are treated all the same
4. Oak tree reports vary by quality.



EXISTING

Two Types of Oak Tree Permits

**Oak Tree Permit
without a Public
Hearing**

**Oak Tree Permit
with a
Public Hearing**

Two Permitting Processes

**Oak Tree Permit
without a Public
Hearing**

(Ministerial)

**Oak Tree Permit
with a
Public Hearing**

(Discretionary)

<https://planning.lacounty.gov/connect-with-a-planner/>



We are not offering virtual counseling appointments related to disaster recovery at this time. For assistance related to disaster recovery, please visit a [One-Stop Permit Center](#).

Connect with a planner through virtual counseling. There are three main options:

Choose this option if you have draft development plans or project-specific questions for sites in a special area. Special areas include a Significant Ecological Area, hillsides, and Community Standards District. This is also a good option if you need early counseling on more complicated projects.

Choose this option if you need help submitting an application through our online permitting and inspections portal, [EPIC-LA](#). You will need to be able to share your screen for this option.

Choose this option if Zoning Enforcement referred you to discuss abating your violation. You'll need to provide your violation case number and detailed list of alleged violation(s).

Once you know the virtual counseling type:

[Schedule a Virtual Counseling Appointment](#)

Two Permitting Processes

No Impacts = No Oak Tree Permit!

Ministerial

Discretionary

Two Oak Tree Permits

**Oak Tree Permit
without a Public
Hearing**

(Ministerial)

**Oak Tree Permit
with a
Public Hearing**

(Discretionary)

Type Reviews

TABLE 22.224.020-A: TYPE REVIEW CHARACTERISTICS

	Chapter Number	Ministerial/Discretionary	Noticing Required	Posting Required	Review Authority	Public Hearing Required
Type I Review	<u>22.226</u>	Ministerial	No	No	Director	No
Type II Review	<u>22.228</u>	Discretionary	Yes	No	Hearing Officer	Yes
Type III Review	<u>22.230</u>	Discretionary	Yes	Yes	Commission/ Hearing Officer	Yes

Type Reviews

TABLE 22.224.020-A: TYPE REVIEW CHARACTERISTICS

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Type Reviews

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Type Reviews

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Posting



Type Reviews

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Type III Review	<u>22.230</u>	Discretionary	Yes	Yes	Commission/ Hearing Officer	Yes

Existing Oak Tree Permitting

Permit Name:

**Oak Tree Permit
without a Public
Hearing**

**Oak Tree Permit
with a
Public Hearing**

Permit Type:

Ministerial

Discretionary

Review Type:

Type I

Type III

Existing Oak Tree Permitting

OTP without a Public Hearing

Pruning **up to four** > 2”
diameter branch

Up to





x 4

OTP with a Public Hearing

Existing Oak Tree Permitting

OTP without a Public Hearing




Pruning up to four > 2” diameter branch
Up to  x 4
One TPZ encroachment


OTP with a Public Hearing

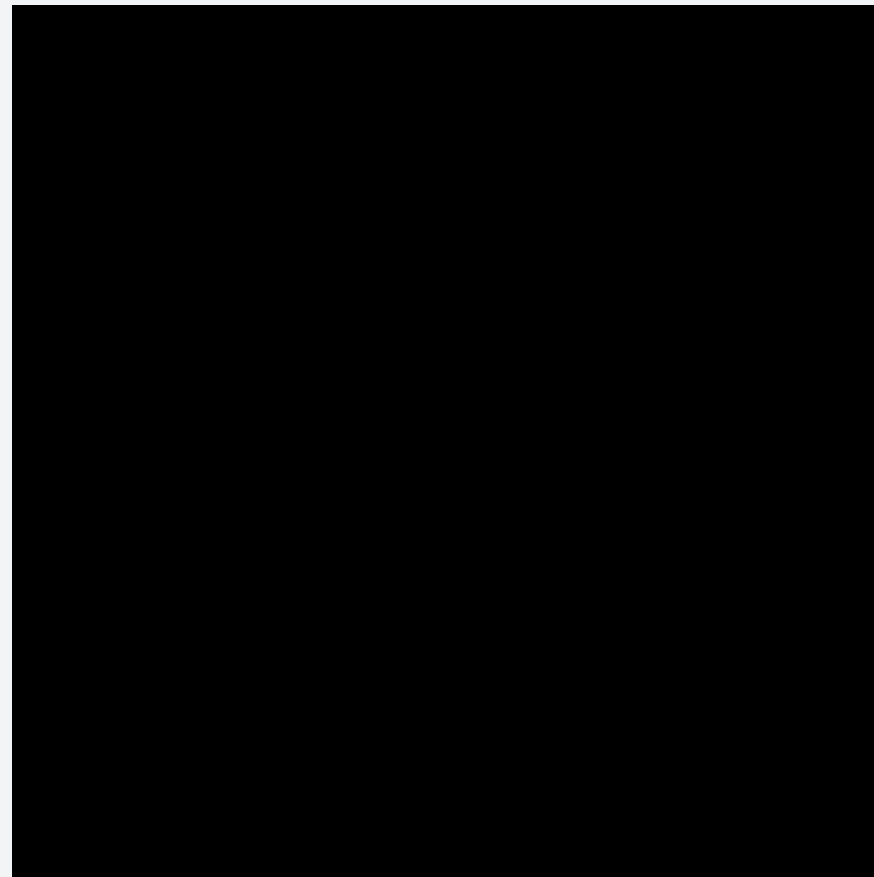


Existing Oak Tree Permitting

OTP without a Public Hearing

Pruning up to four > 2” diameter branch
Up to  x 4
One TPZ encroachment 
One removal of a non-heritage sized oak tree 

OTP with a Public Hearing



Existing Oak Tree Permitting

OTP without a Public Hearing

Pruning **up to four** > 2”
diameter branch

Up to



x 4

One TPZ encroachment



One removal of a non-
heritage sized oak tree



OTP with a Public Hearing




Pruning **five or more**
> 2” diameter branches





x 5+

Existing Oak Tree Permitting

OTP without a Public Hearing




Pruning up to four > 2" diameter branch	
Up to  x 4	
One TPZ encroachment	
One removal of a non-heritage sized oak tree	

OTP with a Public Hearing




Pruning five or more > 2" diameter branches	 x 5+
Two or more TPZ encroachments	 x 2+

Existing Oak Tree Permitting

OTP without a Public Hearing




Pruning up to four > 2" diameter branch	
Up to  x 4	
One TPZ encroachment	
One removal of a non-heritage sized oak tree	

OTP with a Public Hearing

Pruning five or more > 2" diameter branches	 x 5+
Two or more TPZ encroachments	 x 2+
Two or more removals of non-heritage sized oaks	 x 2+

Existing Oak Tree Permitting

OTP without a Public Hearing

Pruning up to four > 2" diameter branch	
Up to  x 4	
One TPZ encroachment	
One removal of a non-heritage sized oak tree	

OTP with a Public Hearing

Pruning five or more > 2" diameter branches	 x 5+
Two or more TPZ encroachments	 x 2+
Two or more removals of non-heritage sized oaks	 x 2+
Any removal of a heritage sized oak tree	

PROPOSED

*“If the cost of permits is low, and the penalties are high,
it is easier to encourage people to obtain permits”*

– Jennifer Tso

Proposed Oak Tree Permitting without a Public Hearing

Type I Review

Up to 25% canopy removal within a 2-year period of branches
2-4" in diameter

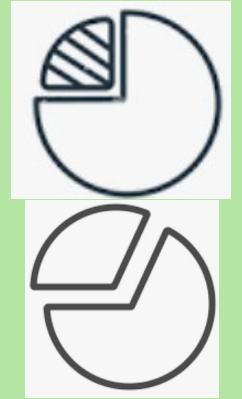


Proposed Oak Tree Permitting without a Public Hearing

Type I Review

Up to 25% canopy removal within a 2-year period of branches 2-4" in diameter

Up to 30% encroachment into the Tree Protected Zone with **NO** impacts in the Critical Root Zone



Question: Should we move a single oak tree removal up to a Type II review (with a public hearing)?

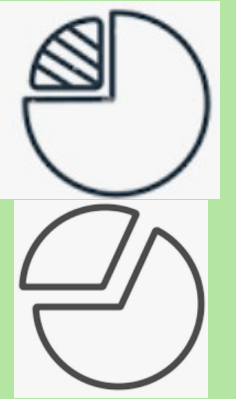
Proposed Oak Tree Permitting without a Public Hearing

Type I Review

Up to 25% canopy removal within a 2-year period of branches 2-4" in diameter

Up to 30% encroachment into the Tree Protected Zone with **NO** impacts in the Critical Root Zone

One removal of a non-heritage sized oak tree



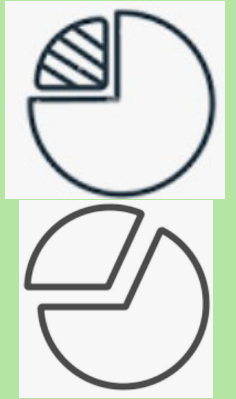
Proposed Oak Tree Permitting without a Public Hearing

Type I Review

Up to 25% canopy removal within a 2-year period of branches 2-4" in diameter

Up to 30% encroachment into the Tree Protected Zone with **NO** impacts in the Critical Root Zone

~~One removal of a non-heritage sized oak tree~~



Question: Should we move a single oak tree removal up to a Type II review (with a public hearing)?

Proposed Oak Tree Permitting with a Public Hearing

(Proposed) Type II Review

Major Impacts

Type III Review

Removals

Proposed Oak Tree Permitting with a Public Hearing

(Proposed) Type II Review

Over 25% canopy removal
within a 2-year period of
branches 2-4" in diameter



Type III Review

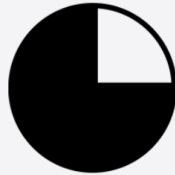
Removals

Proposed Oak Tree Permitting with a Public Hearing

(Proposed) Type II Review

Over 25% canopy removal within a 2-year period of branches 2-4" in diameter

Over 30% encroachment into the TPZ



Type III Review

Removals

Proposed Oak Tree Permitting with a Public Hearing

(Proposed) Type II Review

Over 25% canopy removal within a 2-year period of branches 2-4" in diameter

Over 30% encroachment into the TPZ

Any encroachment into the Critical Root Zone



Type III Review

Removals

Proposed Oak Tree Permitting with a Public Hearing

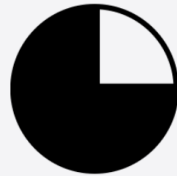
(Proposed) Type II Review

Over 25% canopy removal within a 2-year period of branches 2-4" in diameter

Over 30% encroachment into the TPZ

Any encroachment into the Critical Root Zone

One removal of a non-heritage sized oak tree



Type III Review

Removals

Proposed Oak Tree Permitting with a Public Hearing

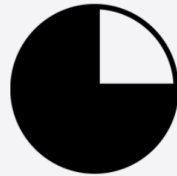
(Proposed) Type II Review

Over 25% canopy removal within a 2-year period of branches 2-4" in diameter

Over 30% encroachment into the TPZ

Any encroachment into the Critical Root Zone

One removal of a non-heritage sized oak tree



Type III Review

Two or More removals of a non-heritage sized oaks



Proposed Oak Tree Permitting with a Public Hearing

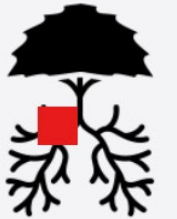
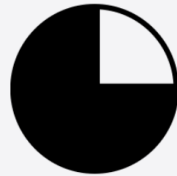
(Proposed) Type II Review

Over 25% canopy removal within a 2-year period of branches 2-4" in diameter

Over 30% encroachment into the TPZ

Any encroachment into the Critical Root Zone

One removal of a non-heritage sized oak tree



Type III Review

Two or More removals of a non-heritage sized oak tree

Any removal of a heritage sized oak tree



Proposed Oak Tree Permitting with a Public Hearing



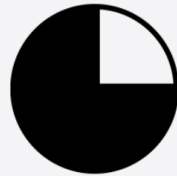
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Over 25% canopy removal within a 2-year period of branches 2-4" in diameter

Over 30% encroachment into the TPZ

Any encroachment into the Critical Root Zone

One removal of a non-heritage sized oak tree



Type III Review

Two or More removals of a non-heritage sized oak tree

Any removal of a heritage sized oak tree



NEXT STEPS

Schedule for Standing Meetings

Date		Standalone Topics
Meeting #1:	Tues 8/5	Overview
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Meeting #6:	Tues 10/14	Restoration Permit (Enforcement)

- Standing meetings will be recorded and begin at 6:30pm and end at 7:30pm.*

Other Ongoing Meetings and Events

Mondays at noon: Zone 0 Working Group

+

Thurs, Sept 18: Board of Forestry Workshop

In-person **Southern California Workshop for Zone 0**. For more info contact Nurit Katz (UCLA) nkatz@fm.ucla.edu

Save the Dates (10/26; 10/28; 10/29) for GSOB training: The LA County Invasive Pest Management Group is planning trainings for the public and for tree care professionals on how monitor the Gold Spotted Oak Borer.

Thurs, Oct 30:

Community Planning Month Webinar on Planning and Oaks, hosted by the American Planning Association and LA County Planning (11:30am- 1pm)

Alternative Meeting times added for OTP update Meetings #4 (9/23) and #6 (10/16) for Altadena and other communities with scheduling conflicts

Listening Sessions

Communities in Oak Woodlands August – Mid-October

Foothills

Altadena, La Crescenta-Montrose, East Pasadena-East San Gabriel, Chapman Woods

Puente-Whittier

Hacienda Heights, Rowland Heights, Avocado Heights

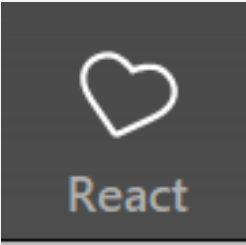
Coastal

Santa Monica Mountains Communities including Topanga, Monte Nido, and Sunset Mesa

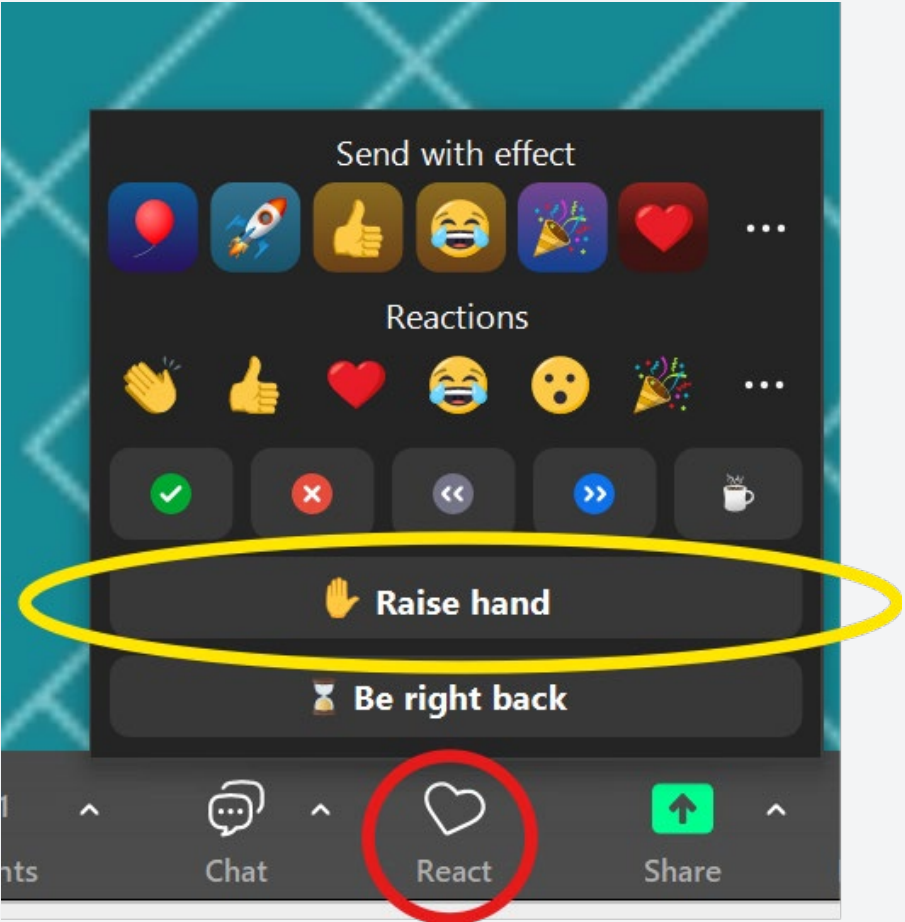
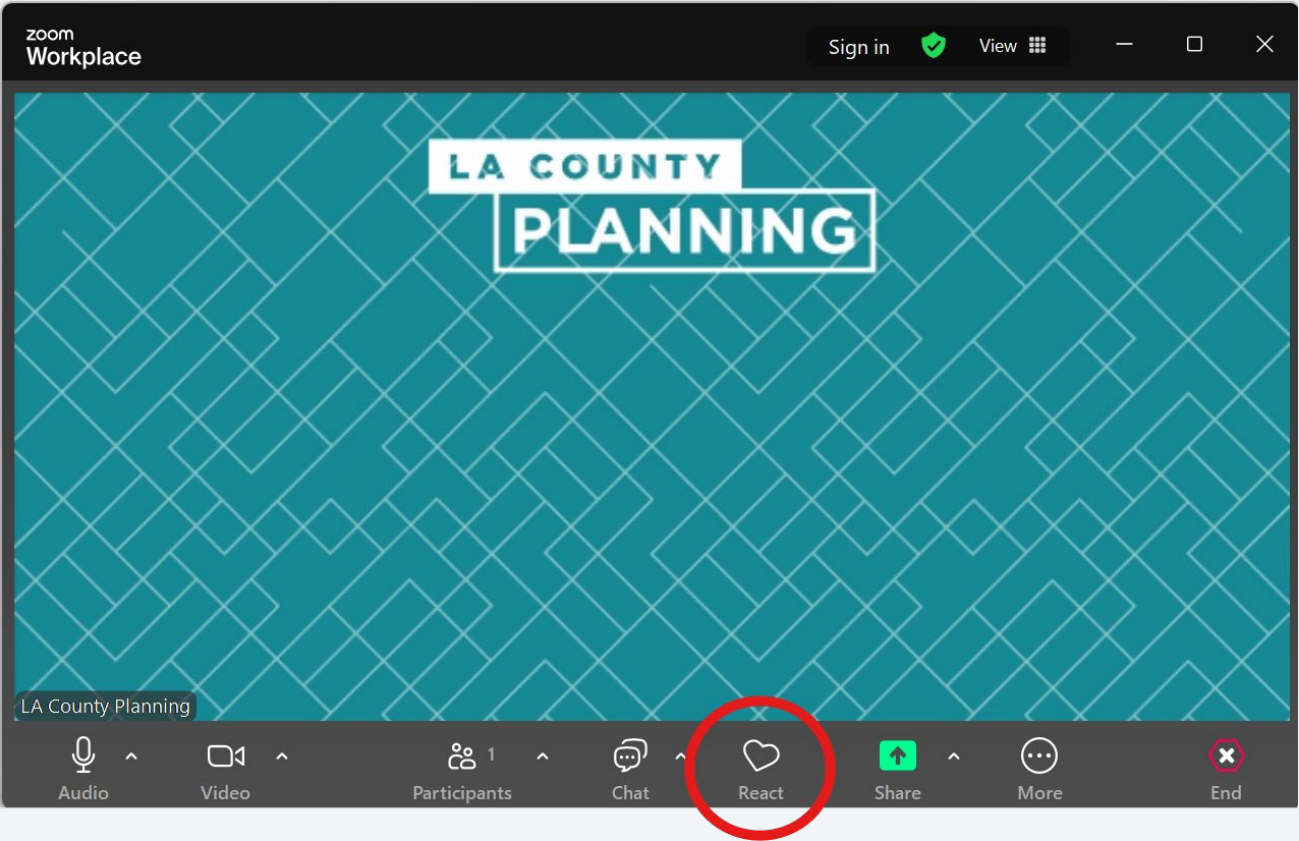
North County

Green Valley, Santa Clarita, Kagel Canyon, West Chatsworth-Lake Manor, Westhills, Twin Lakes

To Raise Your Hand, Click on the



Icon



Comments & Questions

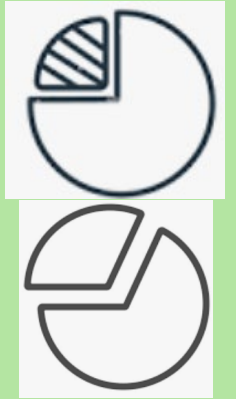
Proposed Oak Tree Permitting without a Public Hearing

Type I Review

Up to 25% canopy removal within a 2-year period of branches 2-4" in diameter

Up to 30% encroachment into the Tree Protected Zone with **no** impacts in the Critical Root Zone

One removal of a non-heritage sized oak tree



Question: Should we move a single oak tree removal up to a Type II review (with a public hearing)?

Proposed Oak Tree Permitting with a Public Hearing

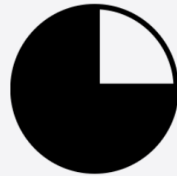
(Proposed) Type II Review

Over 25% canopy removal within a 2-year period of branches 2-4" in diameter

Over 30% encroachment into the TPZ

Any encroachment into the Critical Root Zone

One removal of a non-heritage sized oak tree



Type III Review

Two or More removals of a non-heritage sized oak tree

Any removal of a heritage sized oak tree



CONTACT US

Website: bit.ly/oaktreeprogram

Mailing List: bit.ly/oaktree-newsletter

Email: oaktree@planning.lacounty.gov

Phone: 213-974-6476

Mail: LA County Planning
320 W. Temple Street,
Los Angeles, CA 90012

Fill out our
Survey



Thank you!

§22.174.050 Review Procedures

Existing permitting categories:

Oak Tree Permit without public hearing
Oak Tree Permit with public hearing

New Permitting Nomenclature:

OTP without public hearing = Type I

OTP with public hearing = Type II or Type III

Proposed Type II Permit:

Pruning >4" diameter branches
Pruning > 25% canopy
Encroachment > 30% of PZ
Any CRZ encroachment
Removal of one non-heritage oak tree

Existing permitting:

OTP without a public hearing (now called "Type I") allows a single oak tree removal

Proposed Type I Permit:

Pruning 2"-4" diameter branches
Pruning ≤ 25 % canopy
Encroachment ≤ 30% of PZ
No CRZ Encroachment

Proposed Type III Permit:

Any heritage tree removal
Two or more non-heritage tree removals