

Oak Tree Permit Update: Meeting #5


Tuesday, September 30, 2025




Simultaneous Translation Available

Simultaneous language translation is not available if you use dial-in or call-in phone audio features.

Windows/ MacOS Users

1. Go to the bottom control buttons, click **Interpretation** 
2. Click on the language that you would like to hear.
3. (Optional) To hear the interpreted language only, click Mute Original Audio

Android/iOS Users

1. In your meeting controls, tap ellipses 
2. Tap Language Interpretation
3. Tap the language you want to hear
4. (Optional) Tap the toggle to Mute Original Audio
5. Click Done

Click on the Interpretation Icon

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Oak Tree Permit Update

Summer & Fall 2025

Audio Settings ^

Chat ^ Raise Hand

Español →

Listen In:

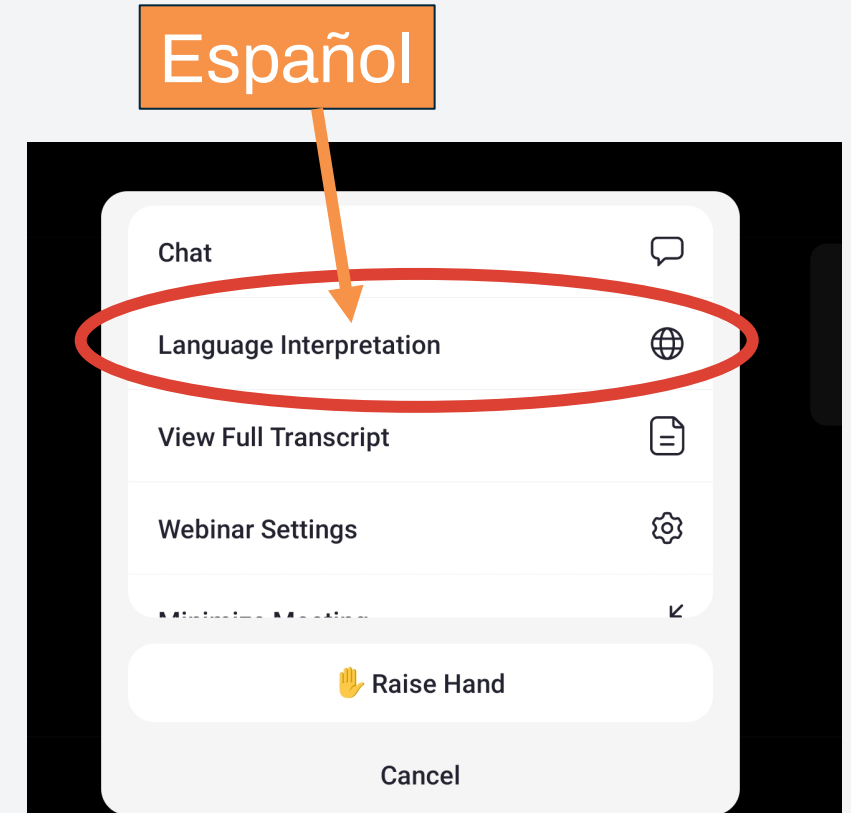
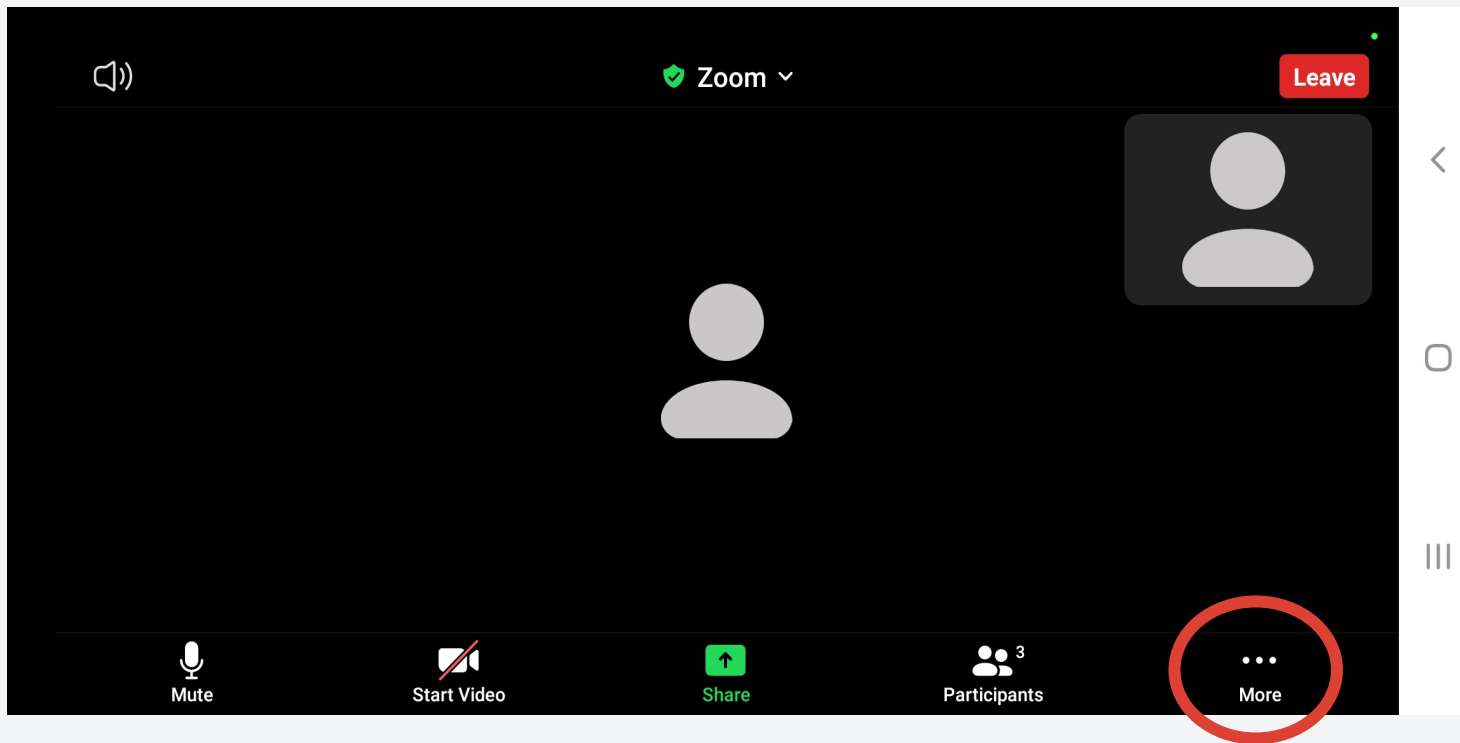
- ✓ Original Audio (Interpretation off)
- EN English
- あ Japanese
- ES Spanish

Mute Original Audio

Interpretation

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Tap on More button or ellipsis ...



Welcome / Introductions

County Project Team

- Connie Chung, Deputy Director of 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	Replacement Trees + Stewardship Trees, and Design to Minimize Impacts (Development Standards)
Meeting #5:	Tues 9/30	Findings + Relocations, Monitoring Periods (Conditions of Approval)
Meeting #6:	Tues 10/14 and Thurs 10/16 (Alt #6)	Restoration Permit (Enforcement)

- Meetings will be recorded, starting at 6:30pm and ending at 7:30pm.*

Meeting #5:

Findings & Conditions of Approval

1. Background
2. Findings
3. Conditions of Approval
4. Comments & Questions

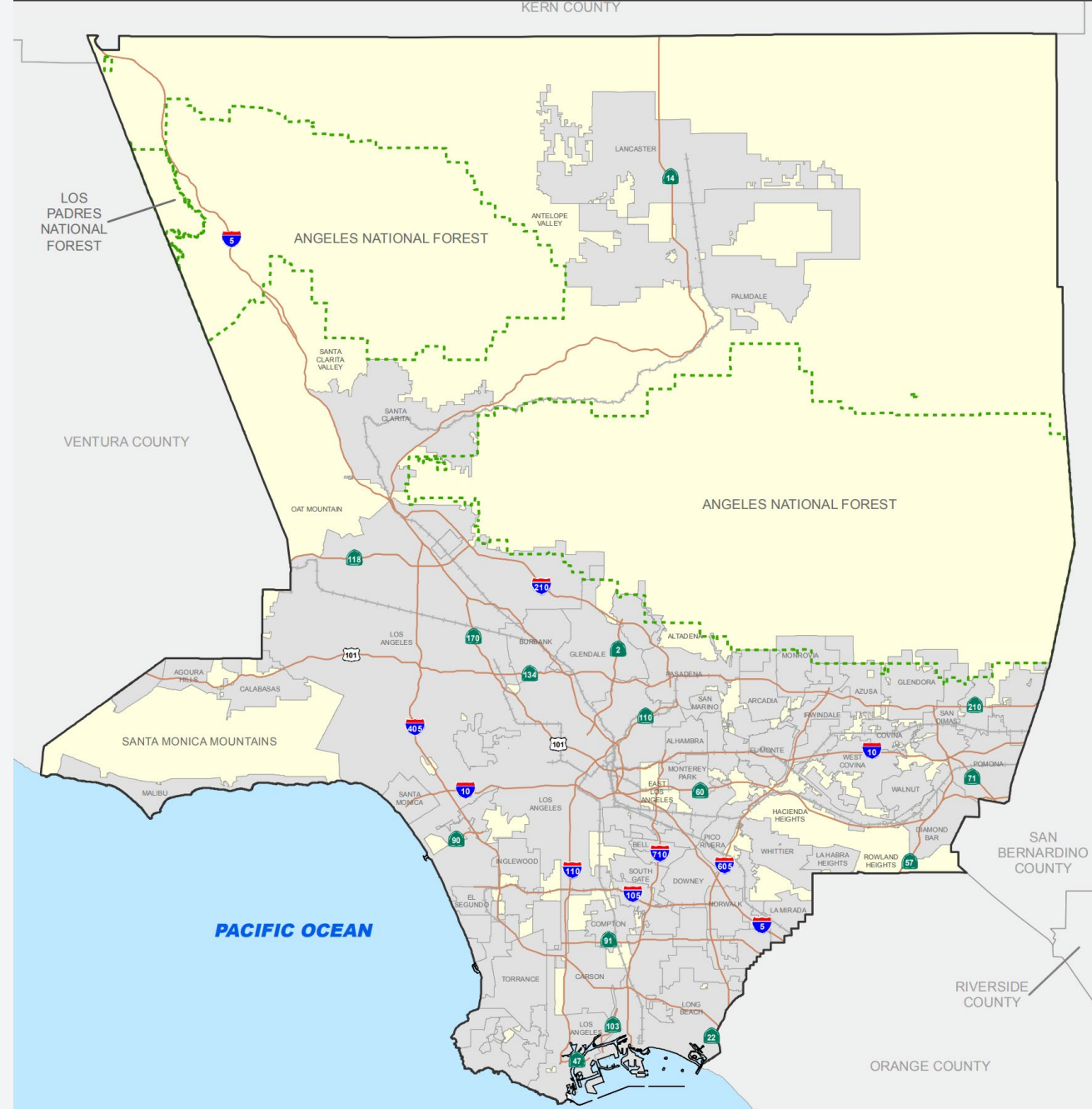
POLL

BACKGROUND

What is the Oak Tree Permit?

- The Oak Tree Permit, issued by LA County Planning, **grants permission** to impact oak trees.
- **Requirements:** application, an oak tree report, an oak tree protection plan, a planning counseling meeting, fees, and may also require mitigation and a public hearing.
- The LA County Oak Tree Permit ordinance is found in the Zoning Code, Chapter 22.174.

Unincorporated Communities in Los Angeles County



Purpose

Chapter 22.174 - OAK TREE PERMITS

22.174.010 - Purpose.

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

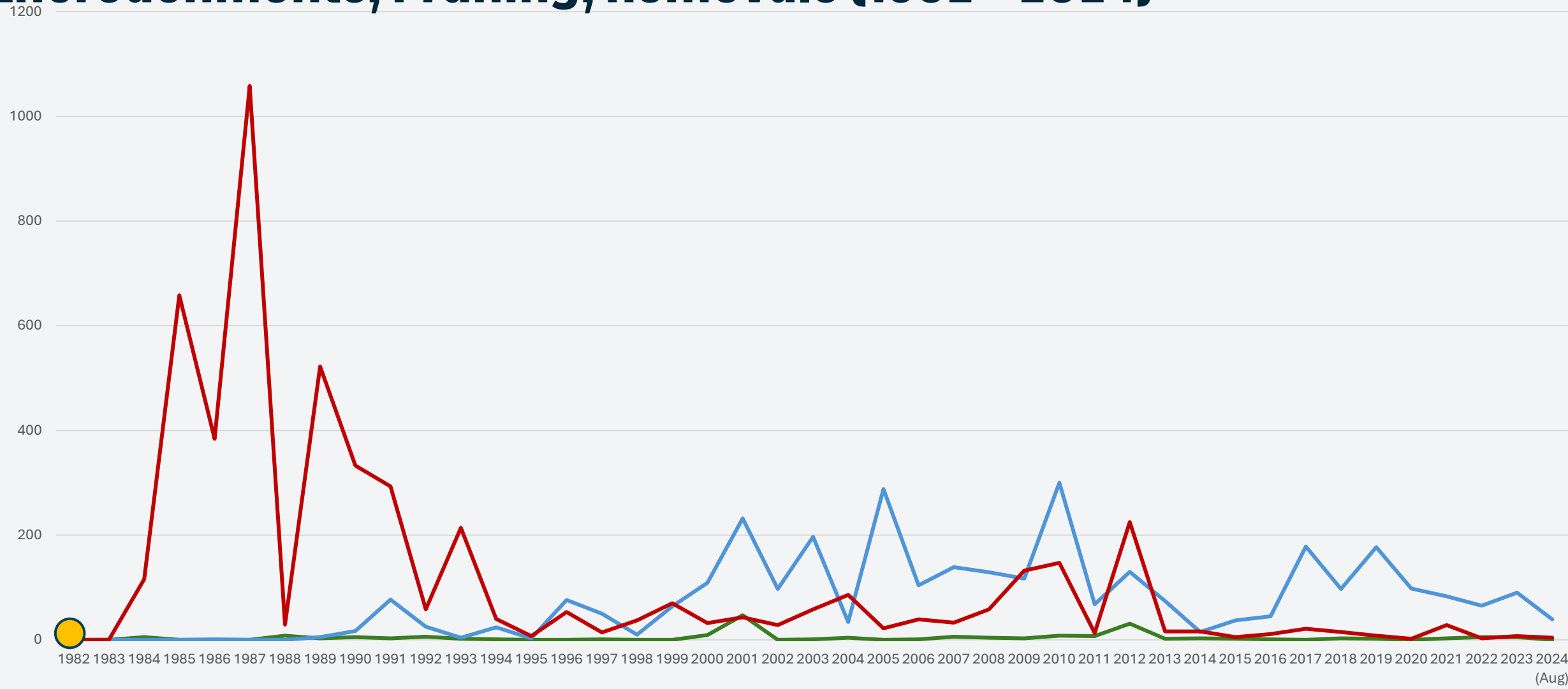
Definitions

Protected oak tree.

Any living oak tree (genus *Quercus*) with one trunk measuring eight inches in diameter at four and a half feet above natural grade (DBH), or in the case of an oak tree with more than one trunk, a combination of the two largest trunks measuring a total of twelve inches in diameter or more in at four and a half feet above natural grade (DBH). Protected oak trees include: (1) oak trees with these trunk diameter sizes and larger, as well as (2) replacement, and other oak trees that have been planted as a requirement of a County permit or code, regardless of trunk diameter size.

- For more about native *Quercus* to LA County, visit the LA County Tree Hub

Encroachments, Pruning, Removals (1982 - 2024)

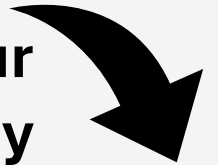


Why are we updating the Oak Tree Permit?

1. Unintended consequences



Fill out our
Survey



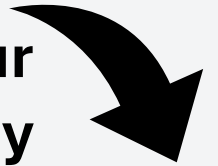
bit.ly/oaktreesurvey2

Why are we updating the Oak Tree Permit?

1. Unintended consequences
2. After-the-fact permitting is ineffective for preserving oak trees.



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Why are we updating the Oak Tree Permit?

1. Unintended consequences
2. After-the-fact permitting is
3. ineffective for preserving oak trees.
4. Encroachments are treated all the same



bit.ly/oaktreesurvey2

Fill out our
Survey



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.

2. Oak Tree Report.

a. An Oak Tree Report certified to be true and correct shall be prepared by an individual with expertise acceptable to the Director and the Fire Department. The Oak Tree Report, as deemed acceptable by the Director and the Fire Department, shall identify each oak tree on the site plan as required by Subsection B.1, above, and shall contain the following information:

- i. The name, address, telephone number, and business hours of the preparer.
- ii. Evaluation of the physical structure of each tree as follows:
 - (1) The circumference and diameter of the trunk, measured four and one-half feet above natural grade;
 - (2) The diameter of the tree's canopy, plus five feet, establishing the protected zone;

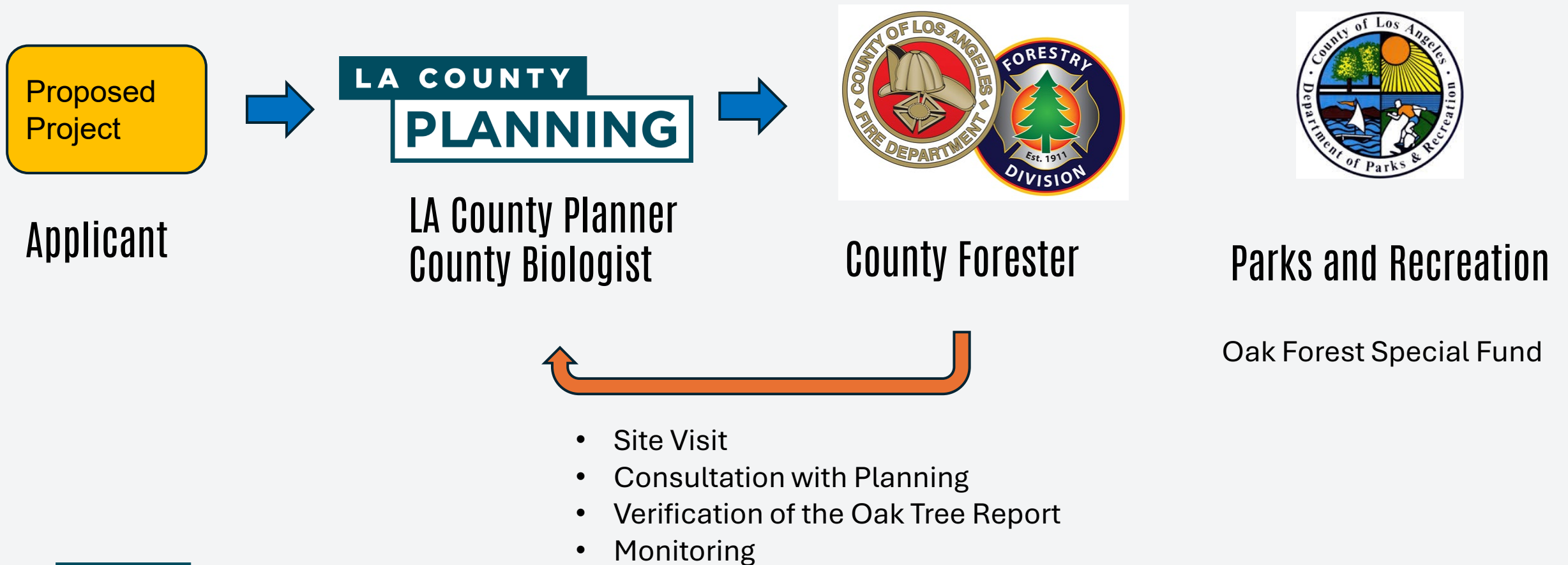
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Role of County Forestry in the Oak Tree Permit

Existing Process



EXISTING

Findings

What are Findings?

- Factual evidence that justifies the rationale for granting a permit
- Required only for Oak Tree Permits with a Public Hearing.

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OAK TREE PERMIT **WITH** PUBLIC HEARING
STATEMENT OF FINDINGS

Please identify the number of oak trees proposed for:

<input type="text"/>	Removal	<input type="text"/>	Encroachment	<input type="text"/>	To Remain	<input type="text"/>	Total existing oak trees
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Pursuant to County Code Section [22.174.060](#): Findings, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

B.1

The proposed construction or proposed use will be accomplished without endangering the health of the remaining trees subject to Title 22 regulations, if any, on the subject property.

B.2

The removal or relocation of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.

Type Reviews & Findings

OTP w/o a Public Hearing

OTP with Public Hearings

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	Commissioner Hearing Officer	Yes

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How Are Findings Used?

22.222.200 - Findings and Decision.

The Review Authority uses Findings to:

- ✓ Approve, or
- ✓ Conditionally Approve

... a Permit Application

B. Decision.

1. General. After evaluating the administrative record, the Review Authority may approve, conditionally approve, or deny the application:
 - a. Approve. Where the Review Authority finds that the administrative record substantiates all of the findings required by this [Title 22](#), the Review Authority may:
 - i. Approve the application;
 - ii. Approve the application contingent upon compliance with applicable provisions of other ordinances; and
 - iii. Impose conditions of use deemed reasonable and necessary to ensure that the approval will be in compliance with the findings made by the Review Authority.

How Are Findings Used?

The Review Authority uses Findings to:

- ✓ Approve,
- ✓ Conditionally Approve, or
- ✓ Deny

22.222.200 - Findings and Decision.

- b. Deny. Where the Review Authority finds that the administrative record does not substantiate all of the findings required by this [Title 22](#) for approval, or the administrative record substantiates the findings required by this [Title 22](#) for denial, the Review Authority shall deny the application.

... a Permit Application

What are Findings?

- Factual evidence that justifies the rationale for granting a permit
- Required only for Oak Tree Permits with a Public Hearing.

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OAK TREE PERMIT **WITH** PUBLIC HEARING
STATEMENT OF FINDINGS

Please identify the number of oak trees proposed for:

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Pursuant to County Code Section [22.174.060](#): Findings, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

B.1 The proposed construction or proposed use will be accomplished without endangering the health of the remaining trees subject to Title 22 regulations, if any, on the subject property.

B.2 The removal or relocation of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.

Existing Findings

An Oak Tree Permit may be approved if evidence shows that:

- The removal of the oak trees proposed will not be contrary to or be in substantial conflict with the intent and purpose of the Oak Tree Permit procedure.

Chapter 22.174 - OAK TREE PERMITS

22.174.010 - Purpose.

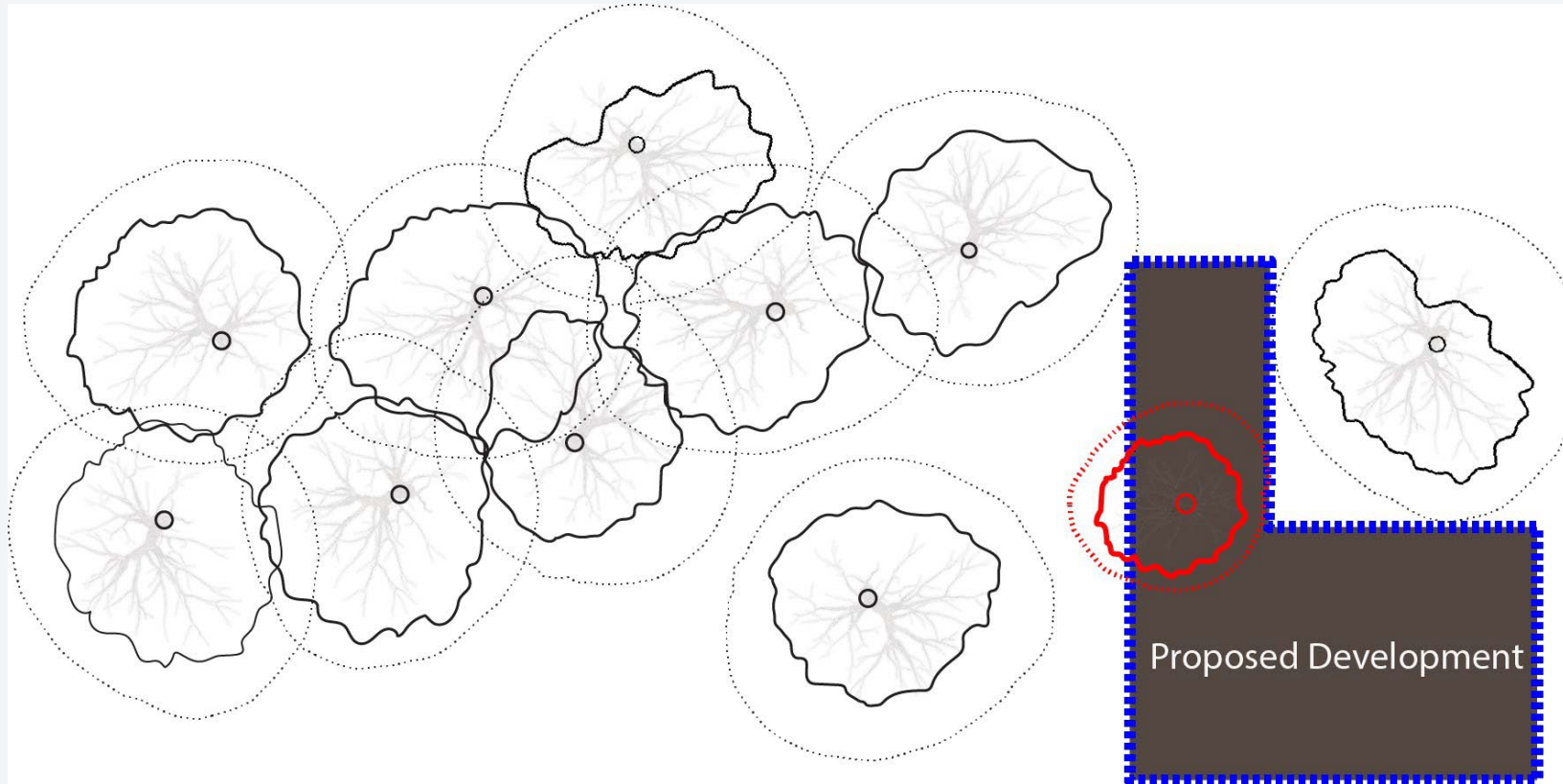
...

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

Existing Findings

An Oak Tree Permit may be approved if evidence shows that:

- The proposed construction or proposed use should not endanger other oak trees on the subject property





Existing Findings

An Oak Tree Permit may be approved if evidence shows that:

- The removal of the oak trees proposed will not be contrary to or be in substantial conflict with the intent and purpose of the Oak Tree Permit procedure.
- The proposed construction or proposed use should not endanger other oak trees on the subject property
- Should not cause soil erosion or water diversion

Existing Findings

An Oak Tree Permit may be approved if evidence shows that:

- The removal of the oak trees proposed will not be contrary to or be in substantial conflict with the intent and purpose of the Oak Tree Permit procedure.
- The proposed construction or proposed use should not endanger other oak trees on the subject property
- Should not cause soil erosion or water diversion
- *In addition to the above Findings, must show **one** of the following:*
 1. **The impact to the oak tree is necessary** because...
 - a) Alternative development plans cannot achieve **the permitted density** or that the **cost of such an alternative would be prohibitive**, or

Existing Findings

An Oak Tree Permit may be approved if evidence shows that:

- The removal of the oak trees proposed will not be contrary to or be in substantial conflict with the intent and purpose of the Oak Tree Permit procedure.
- The proposed construction or proposed use should not endanger other oak trees on the subject property
- Should not cause soil erosion or water diversion
- *In addition to the above Findings, must show facts for at least **one** of the following:*
 1. **The impact to the oak tree is necessary** because...
 - a) Alternative development plans cannot achieve the same **permitted density** or that the **cost would be prohibitive**, or
 - b) The existing oak trees makes the **reasonable and efficient (allowed) use** of the property impossible.

Existing Findings

An Oak Tree Permit may be approved if evidence shows that:

- In addition to the previous Findings, must show facts for at least **one** of the following:
 1. The **impact to the oak tree is necessary** because...
 - a) Alternative development plans cannot achieve the same **permitted density** or that the **cost would be prohibitive**, or
 - b) The existing oak trees makes the **reasonable and efficient (allowed) use** of the property impossible.
 2. Oak trees **interfere with utility services**, streets, or highways and no reasonable alternative to impacting them is possible.

Existing Findings

An Oak Tree Permit may be approved if evidence shows that:

- *In addition to the previous Findings, must show facts for at least **one** of the following:*
 1. The **impact to the oak tree is necessary** because...
 - a) Alternative development plans cannot achieve the same **permitted density** or that the **cost would be prohibitive**, or
 - b) The existing oak trees makes the **reasonable and efficient (allowed) use** of the property impossible.
 2. Oak trees **interfere with utility services**, streets, or highways and no reasonable alternative to impacting them is possible.
 3. The condition of the oak tree that will be impacted is **sick** or in danger of falling and will likely die, despite any reasonable efforts to preserve them.

Existing Findings

22.174.010 - Purpose.



An Oak Tree Permit may be approved if evidence shows that:

- *In addition to the previous Findings, must show facts for at least **one** of the following:*
 1. The **impact to the oak tree is necessary** because...
 - a) Alternative development plans cannot achieve the same **permitted density** or that the **cost would be prohibitive**, or
 - b) The existing oak trees makes the **reasonable and efficient (allowed) use** of the property impossible.
 2. Oak trees **interfere with utility services**, streets, or highways and no reasonable alternative to impacting them is possible.
 3. The condition of the oak tree that will be impacted is **sick** or in danger of falling and will likely die, despite any reasonable efforts to preserve them.

PROPOSED

Findings

Proposed Updates to the Findings: Clarification

An Oak Tree Permit may be approved if evidence shows that:

- The removal of the oak trees proposed will not be contrary to or be in substantial conflict with the intent and purpose of the Oak Tree Permit procedure.
- The proposed construction or proposed use should not endanger other oak trees on the subject **and adjacent properties**

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PROPERTY OWNER'S
ACKNOWLEDGEMENT FORM

Subject Property (Address or APN(s):	Application Type/Request

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1.

I am the property owner or have obtained the property owner's / owners' consent to the submittal of this application and contents therein; and

OAK TREE CERTIFICATION (PURSUANT TO COUNTY CODE [CHAPTER 22.174](#): OAK TREE PERMITS)

17. Are there any oak trees on the subject property or next to the subject property?

Yes ☐ No ☐

320 West Temple Street, Los Angeles, CA 90012 • 213-974-6411 • TDD: 213-617-2292
   @LACDRP • planning.lacounty.gov

Page 3 of 3

If yes, please check one of the following boxes:

☐

I certify that no activity will occur within five feet of any oak tree dripline (canopy) or within 15 feet of any oak tree trunk, whichever distance is greater. This applies to both oak trees located on the subject property AND oak trees next to the subject property. All oak tree dimensions, including trunk diameter and canopy, are accurately depicted on the plans, and drawn to scale for verification.

☐

Activity will occur within five feet of any oak tree canopy or within 15 feet of any oak tree trunk and I have concurrently filed for an oak tree permit. All oak tree dimensions, including trunk diameter and canopy, are accurately depicted on the site plan, and are drawn to scale.

REQUIRED SIGNATURE(S)*

I, the owner(s) of the subject property, have read, understand, and acknowledge the above, and

Proposed Updates to the Findings: Referencing to Development Standards

An Oak Tree Permit may be approved if evidence shows that:

- The removal of the oak trees proposed will not be contrary to or be in substantial conflict with the intent and purpose of the Oak Tree Permit procedure.
- The proposed construction or proposed use should not endanger other oak trees on the subject **and adjacent properties**
- Should not cause soil erosion or water diversion
- At least one of the following four findings:
 - Must show that no alternative development plans **listed in the Development Standards section** can achieve the permitted density or the cost of an alternative plan is prohibitive

Proposed Updates to the Findings: Clarification

An Oak Tree Permit may be approved if evidence shows that:

- The removal of the oak trees proposed will not be contrary to or be in substantial conflict with the intent and purpose of the Oak Tree Permit procedure.
- The proposed construction or proposed use should not endanger other oak trees on the subject **and adjacent properties**
- Should not cause soil erosion or water diversion
- At least one of the following four findings:
 - Must show that no alternative development plans **listed in the Development Standards section** can achieve the permitted density or the cost of an alternative plan is prohibitive
 - The placement of oak trees precludes the reasonable and efficient use of the property
 - Oak trees **interfere with delivery of utility services to the private property**, streets, or highways and no reasonable alternative to impacting them is possible.

Proposed Updates to the Findings: Deletion

An Oak Tree Permit may be approved if evidence shows that:

- The removal of the oak trees proposed will not be contrary to or be in substantial conflict with the intent and purpose of the Oak Tree Permit procedure.
- The proposed construction or proposed use should not endanger other oak trees on the subject **and adjacent properties**
- Should not cause soil erosion or water diversion
- At least one of the following ~~four~~ **three** findings:
 - Must show that no alternative development plans **listed in the Development Standards section** can achieve the permitted density or the cost of an alternative plan is prohibitive
 - The placement of oak trees precludes the reasonable and efficient use of the property
 - Oak trees **interfere with delivery of utility services to the private property,** streets, or highways and no reasonable alternative to impacting them is possible.
 - ~~The condition of the oak tree that will be impacted is sick or in danger of falling and will likely die anyways, despite any reasonable efforts to preserve them.~~

EXISTING

Conditions of Approval

What are Conditions of Approval?

- Concrete actions and requirements that the applicant must fulfill as part of an approved permit.

General Plan

Conservation & Natural Resources Element

Policy 4.1: Preserve and restore oak woodlands and other native woodlands that are conserved in perpetuity with a goal of **no net loss of existing woodlands.**

Zoning Code

Chapter 22.174 - OAK TREE PERMITS

22.174.010 - Purpose.

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

Conditions of Approval (Existing)

1. A Tree Protection Plan

B. A plan for protecting oak trees on the subject property during and after development, such as, but not limited to, the following requirements:

1. The installation of chain link fencing not less than four feet in height around the protected zone of oak trees shown on the site plan. Said fencing shall be in place and inspected by the Fire Department prior to commencement of any activity on the subject property. Said fencing shall remain in place throughout the entire period of development and shall not be removed without written authorization from the Fire Department.
2. Where grading or any other similar activity is specifically approved within the protected zone, the applicant shall provide an individual with special expertise acceptable to the Director to supervise all excavation or grading proposed within the protected zones and to further supervise, monitor and certify to the Fire Department the implementation of all conditions imposed in connection with the applicant's Oak Tree Permit.
3. Any excavation or grading allowed within the protected zone or within 15 feet of the trunk of an oak tree, whichever distance is greater, be limited to hand tools or small hand-power equipment.
4. Oak trees on other portions of the subject property not included within the site plan also be protected with chain link fencing thus restricting storage, machinery storage, or access during construction.
5. The oak trees on the site plan be physically identified by number on a tag affixed to the north side of the tree in a manner preserving the health and viability of the tree. The tag shall be composed of a noncorrosive all-weather material and shall be permanently affixed to the tree. The oak tree shall be similarly designated on the site plan in a manner acceptable to the Director.



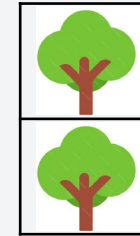
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Conditions of Approval (Existing)

1. A Tree Protection Plan
2. Replacement Oak Trees (2:1 for every non-heritage sized oak tree removed)



2:1



10:1

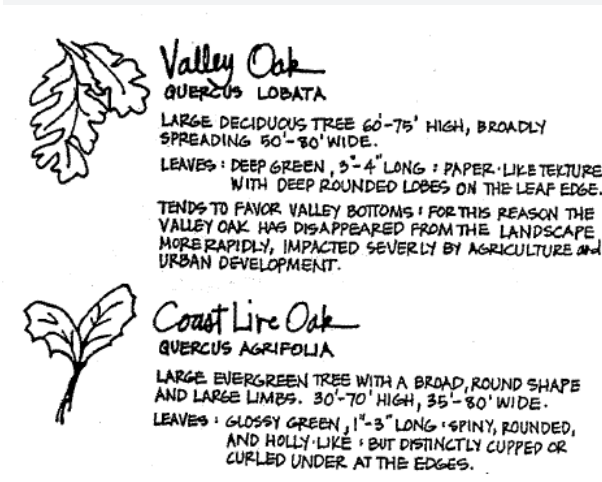
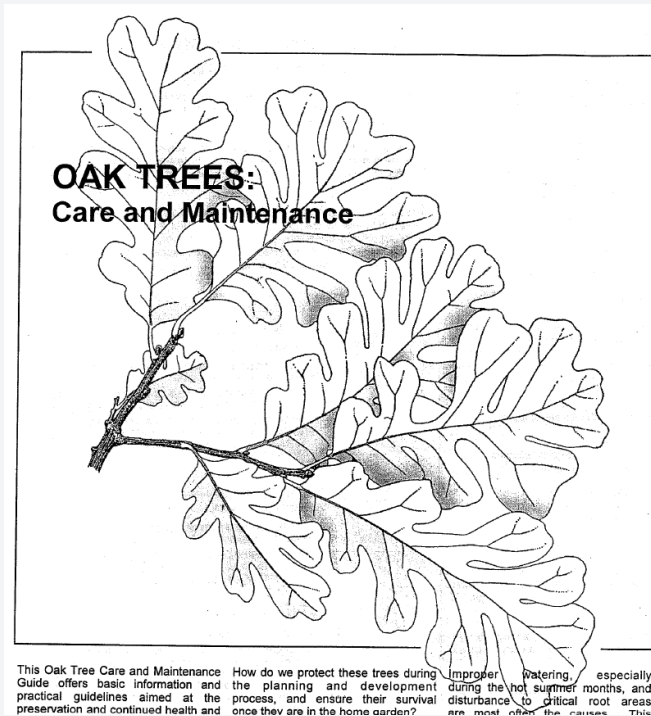
Conditions of Approval (Existing)

- 1. A Tree Protection Plan
- 2. Replacement Oak Trees (2:1 for every non-heritage sized oak tree removed)
 - Replacement Oak Tree Monitoring Period



Conditions of Approval (Existing)

1. A Tree Protection Plan
2. Replacement Oak Trees (if the proposed project requires oak trees to be removed)
 - Replacement Oak Tree Monitoring Period
- Owner shall receive a Tree Maintenance and Care Plan must be transferred to the property owner.



PROPOSED

Conditions of Approval

Restructuring the Conditions of Approval (Proposed)

- Tree Protection Plan
- Tree Maintenance and Care Plan to the owner
- Replacement Trees

Creating new subsections with the Oak Tree Permit ordinance...

Restructuring the Conditions of Approval (Proposed)

- Tree Protection Plan
- Tree Maintenance and Care Plan to the owner
- Replacement Trees

- Creation of a new “Replacement Trees” section
- Creation of a new “Relocated Trees” section

Restructuring the Conditions of Approval (Proposed)

- Tree Protection Plan
 - Tree Maintenance and Care Plan to the owner
 - Replacement Trees
- Creation of a new “Replacement Trees” section
 - Creation of a new “Relocated Trees” section
 - Moving the “Tree Protection Plan” to the Application (requirements) section of the code.

Conditions of Approval Update (Proposed)

- Tree Protection Plan
 - Tree Maintenance and Care Plan to the owner
 - Replacement Trees
- Creation of a new “Replacement Trees” section
 - Creation of a new “Relocated Trees” section
 - Moving the “Tree Protection Plan” to the Application (requirements) section of the code.
- Application must be accurate and complete

Conditions of Approval Update (Proposed)

- Tree Protection Plan
 - Replacement Trees
 - Tree Maintenance and Care Plan to the owner
- Creation of a new “Replacement Trees” section
 - Creation of a new “Relocated Trees” section
 - Moving the “Tree Protection Plan” to the Application (requirements) section of the code.
- Application must be accurate and complete
 - Prior to impacting trees, tree should be checked for bird nests



A California spotted owl photographed in the San Gabriel Mountains National Monument, Angeles National Forest, in 2009. A distinct Southern California population of the rapidly declining owl is proposed for federal endangered status. (Ann Berkley / U.S. Forest Service)

Conditions of Approval Update (Proposed)

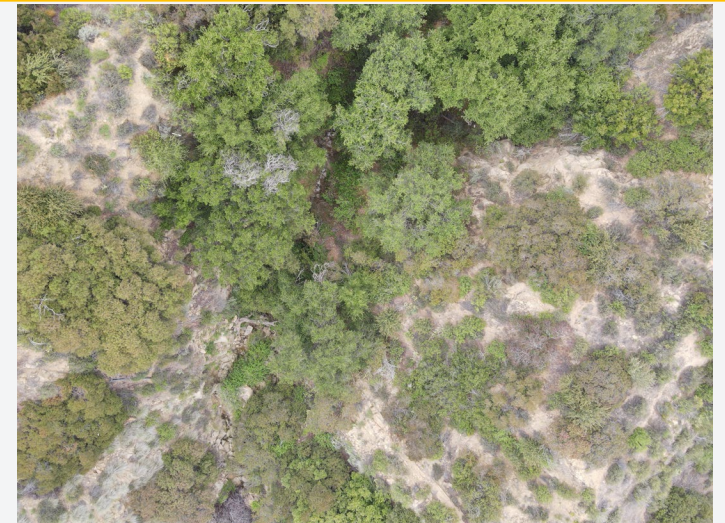
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 - The County biologist and other staff may inspect and monitor compliance

Conditions of Approval Update (Proposed)

- Tree Protection Plan
 - Tree Maintenance and Care Plan to the owner
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 - Fees may be collected for monitoring

Conditions of Approval Update (Proposed)

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- Application must be accurate and complete
 - Prior to impacting trees, tree should be checked for bird nests
 - The County biologist and other staff may inspect and monitor compliance
 - Fees may be collected for monitoring
 - Use of drones is allowed



NEXT STEPS

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)
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- Meetings will be recorded, starting at 6:30pm and ending at 7:30pm.*

Other Ongoing Meetings and Events

Zone 0 Working Group (Mondays at noon) For more info contact **Nurit Katz (UCLA)**
nkatz@fm.ucla.edu

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

“Planning Among Oaks: Research, Community Mapping, and Practice.”

Community Planning Month Webinar on Planning and Oaks, hosted by the American Planning Association and LA County Planning (**Thurs, 10/30,** 11:30am- 1pm)
REGISTER: <http://bit.ly/PlanningMonth2025>

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

oaktree@planning.lacounty.gov

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Schedule for the Oak Tree Permit Update



Oak Tree Permit Update Timeline

August 5 - October 16:

Standing Meetings & Listening Sessions

- Presentation of the existing Oak Tree Permit
- Sharing of proposed changes
- Participants ask questions and provide input
- Collected feedback informs the **Draft Ordinance**

To participate in the ongoing Standing Meetings & Listening Sessions, register here: https://bit.ly/oaktree_zoom_series

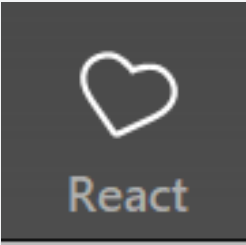
October 30:

Public Draft Review

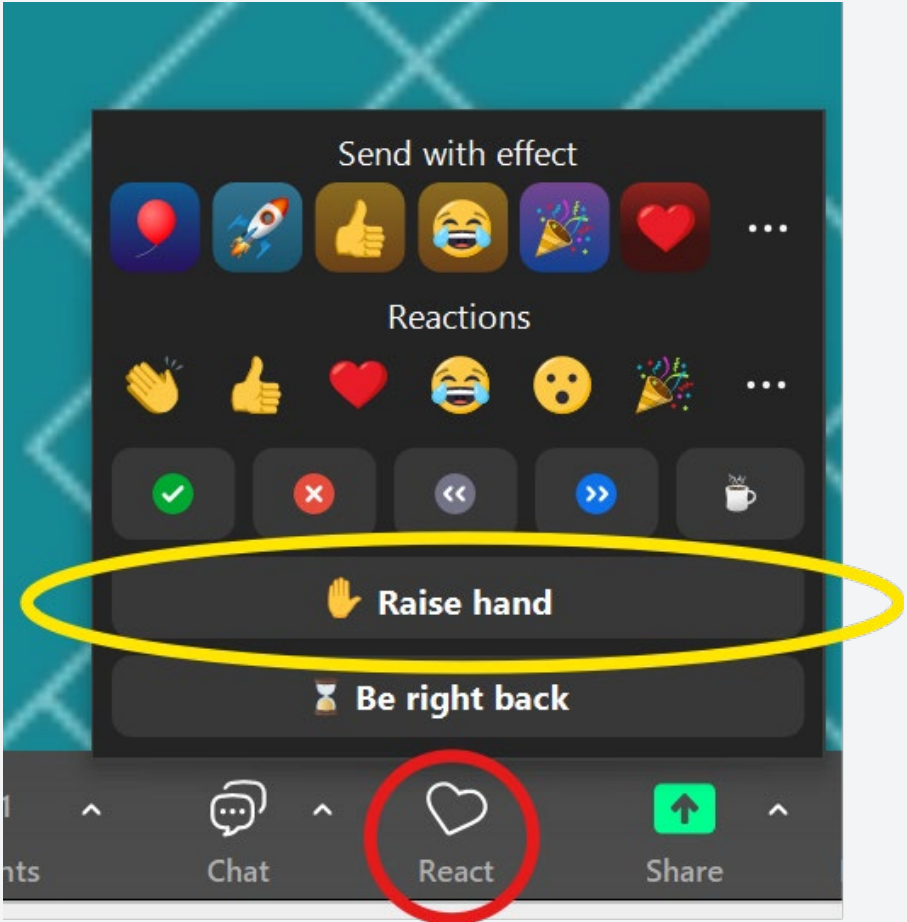
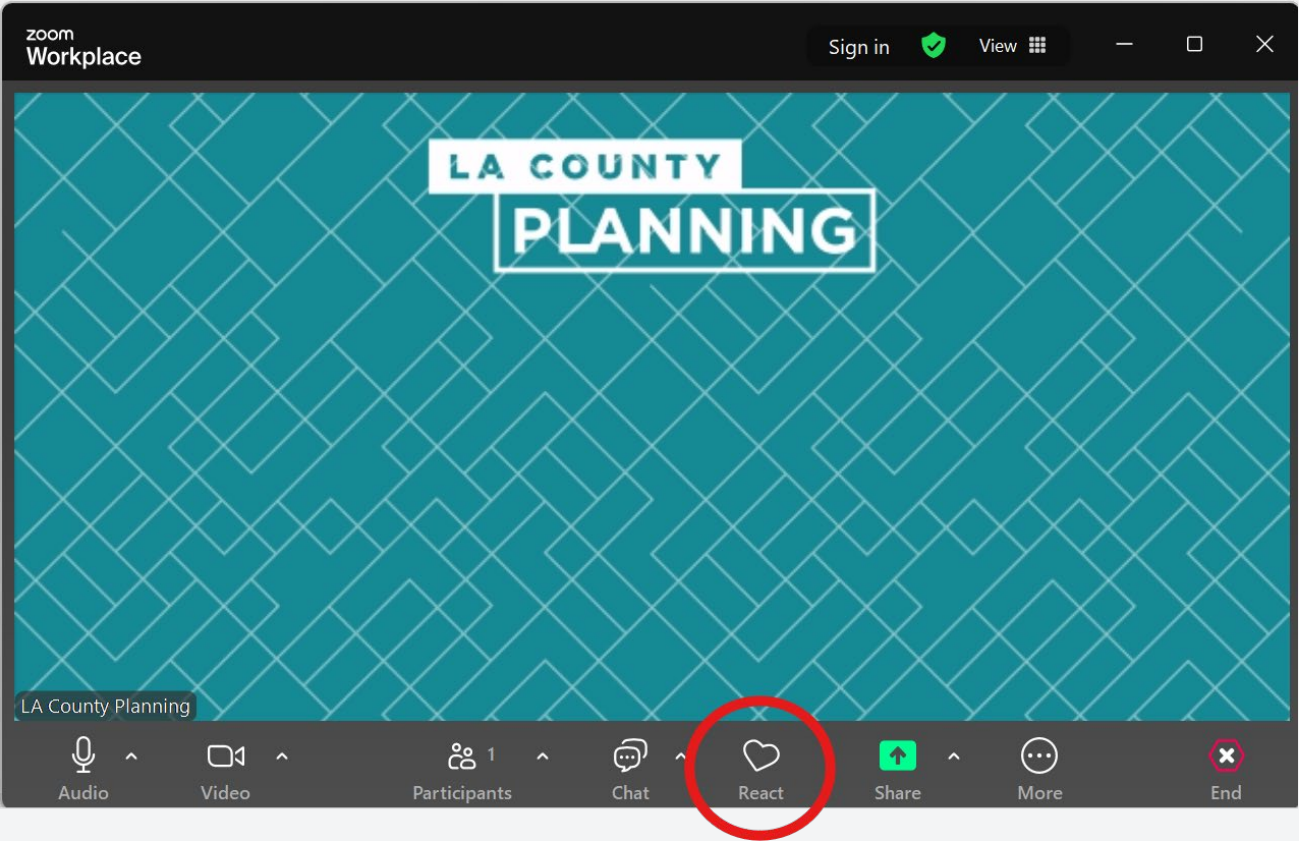
- The Draft Ordinance will be posted on the website
- The public has 45 days to review this Public Draft
- Review Period ends on **December 15, 2025**

Regional Planning Commission Hearing date is still TBD, but planned for Spring 2026

To Raise Your Hand, Click on the



Icon



Comments & Questions

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

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