

Oak Tree Permit Update: Meeting #6

October 14, 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
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Click on the Interpretation Icon

LA COUNTY
PLANNING

Oak Tree Permit Update

Summer & Fall 2025

Listen In:

✓ Original Audio (Interpretation off)

EN English

あ Japanese

ES Spanish

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Audio Settings ^

Chat

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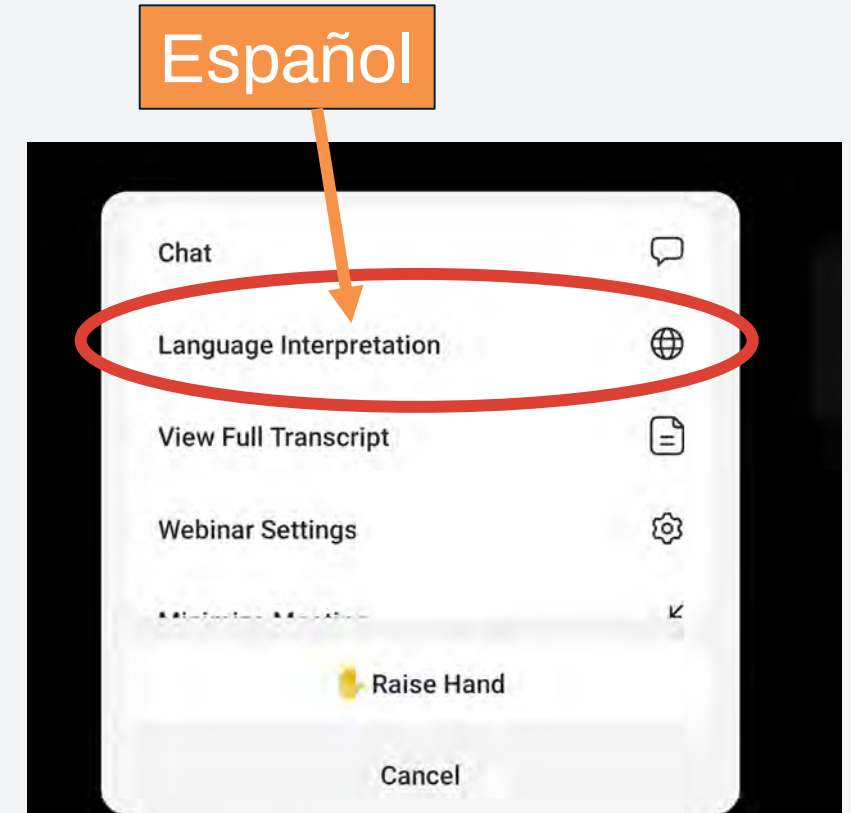
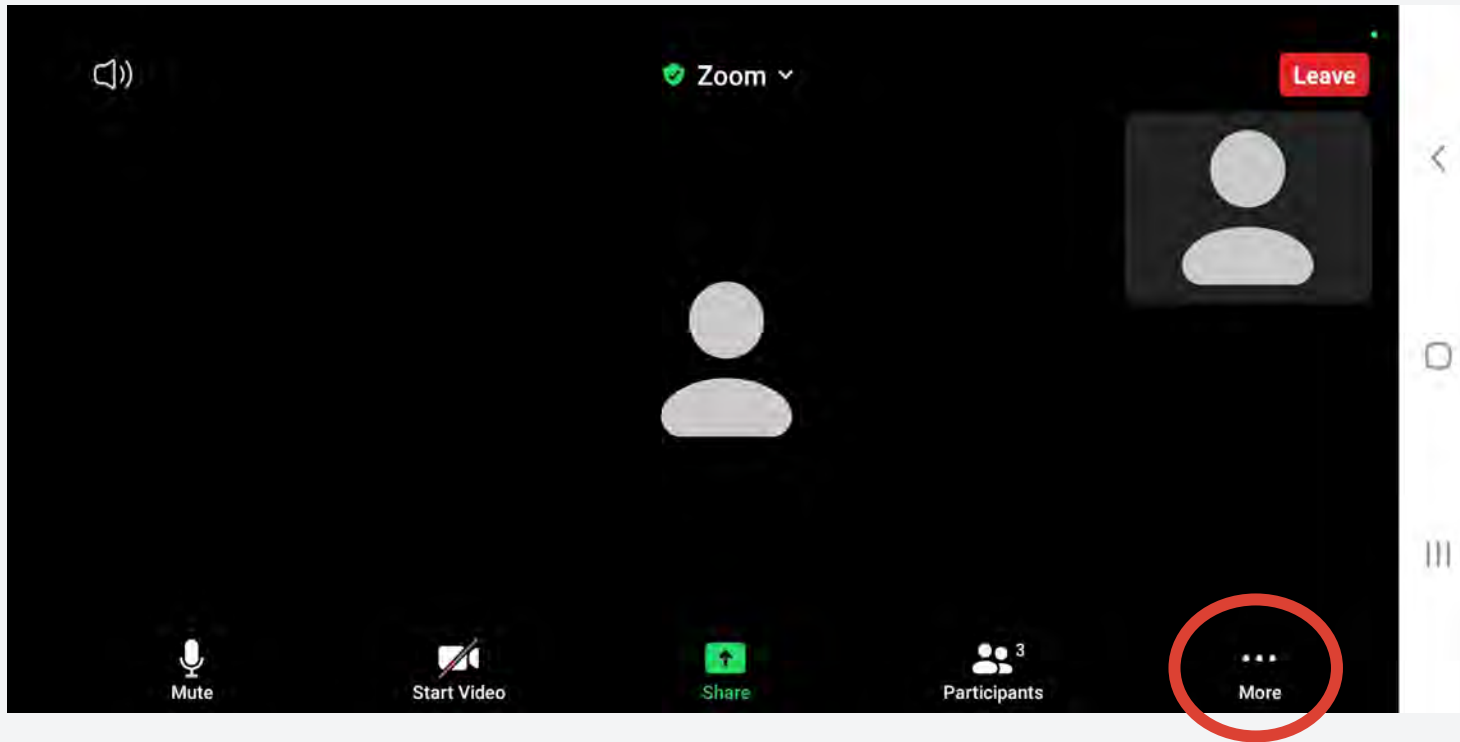
Raise Hand



Interpretation

Español

Tap on More button or ellipsis ...



Welcome / Introductions

County Project Team

- Connie Chung, Deputy Director, Advance Planning
- Mark Herwick, Supervising Regional Planner
- Caroline Chen, Senior Regional Planner

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)	Monitoring (Implementation) + Oak Tree Restoration Permit (Enforcement)

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

Meeting #6: Monitoring & Enforcement

1. **Permitted Impacts:** Monitoring
2. Proposed Changes
3. **Unpermitted Impacts:** Enforcement
4. Proposed Changes
5. Comments & Questions

POLL

BACKGROUND

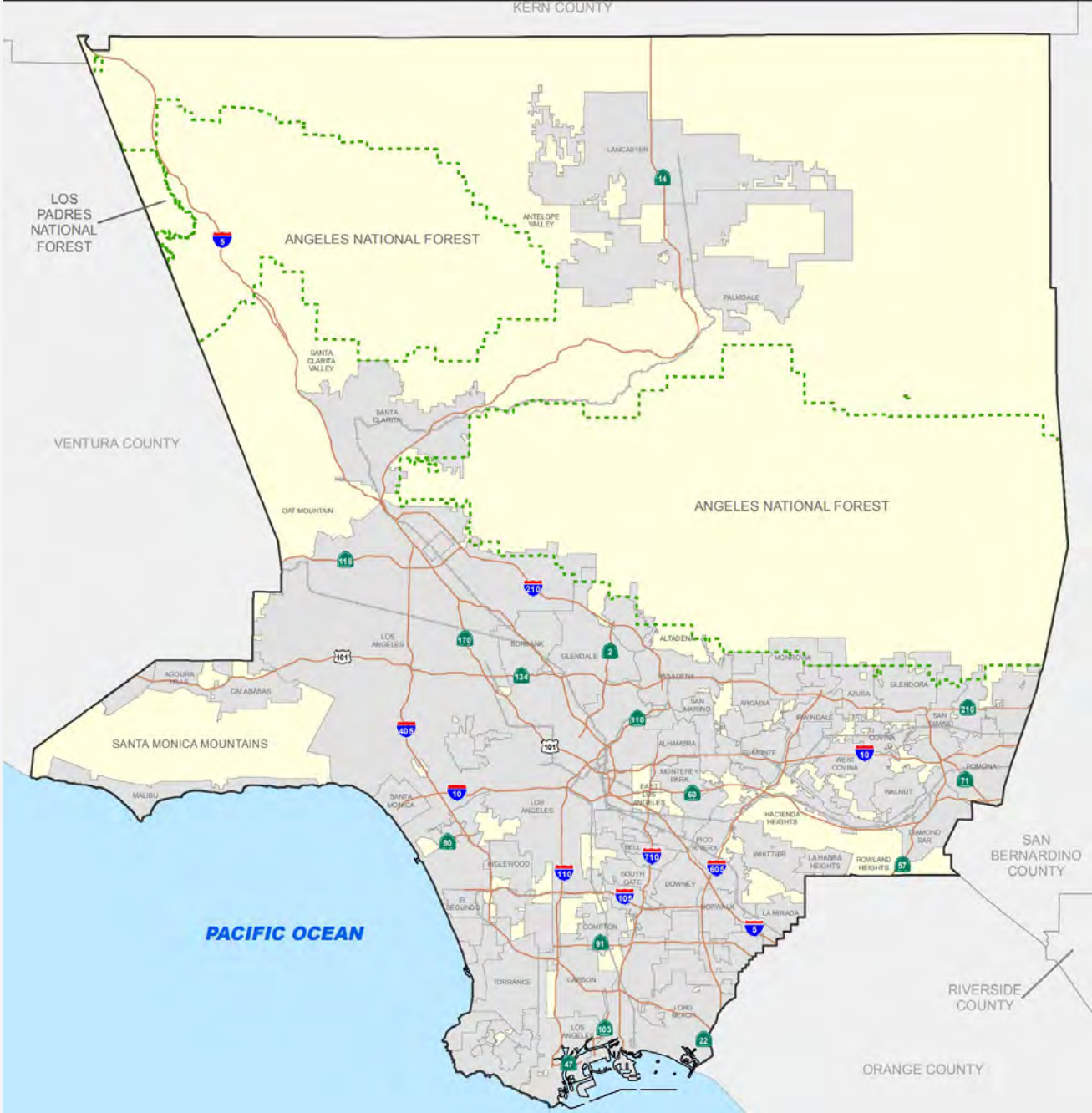
What is the Purpose of the LA County Oak Tree Permit?

Chapter 22.174 - OAK TREE PERMITS

22.174.010 - Purpose.

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

Unincorporated Communities in Los Angeles County



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 the same way
4. Oak tree reports vary by quality.

EXISTING

Monitoring

Existing Monitoring

Replacement Oaks (15 gallon)

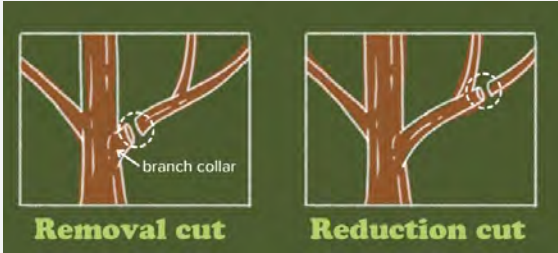


(Non-heritage sized protected oak tree; for heritage oak trees the ratio is 10:1)

Encroachments



Pruned Oaks



County Forestry makes three site visits over a **two-year period** to check and ensure:

- 1. Encroached upon and pruned oak trees are still alive
- 2. Replacement oak trees are still alive

PROPOSED

Monitoring

Proposed Monitoring

Replacement Oaks (15 gallons)

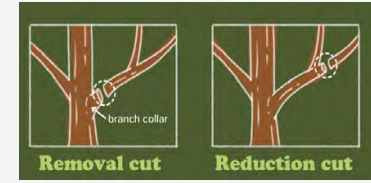


(Non-heritage sized protected oak tree)

Encroachments



Pruned Oaks



County Forestry makes three site visits over a **five**-year period to check and ensure:

1. Encroached upon and pruned oak trees are still alive
2. Replacement oak trees are still alive

New Ideas:

- LA County Planning can share a public map of permitted and exempt oak trees so the community can help encourage stewardship of oak trees beyond the five-year mark
- Other planning staff (e.g., Enforcement Planners) can assist in monitoring oak trees

Proposed: If Replacement Trees Die...

D. Monitoring period for **replacement oak trees**:

1. Each replacement tree shall be monitored by the Fire Department or County Biologist for a period of not less than **five years**.
2. Replacement oak trees shall be protected, properly cared for, and maintained during the full monitoring period with supplemental watering, and shall be replaced by the applicant or permittee should any of these trees be lost or suffer unacceptable decline of health or vigor, at the end of the monitoring period.
3. If mortality of the replacement trees occurs within the monitoring period, the monitoring period restarts upon the planting of the new replacement tree and additional monitoring fees may be collected.

Proposed: If Trees that are Encroached upon die...

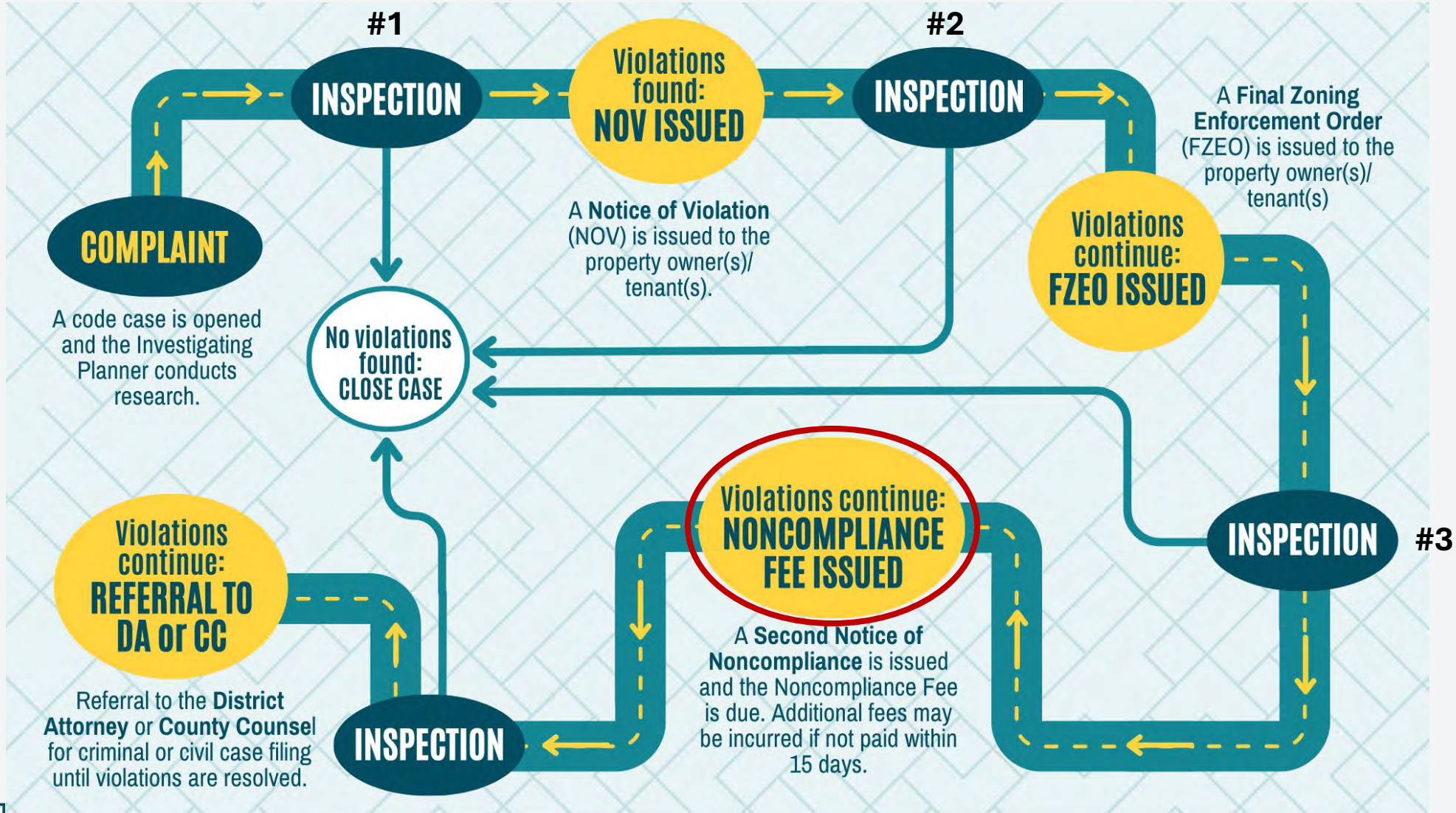
E. Monitoring period for oak trees proposed for encroachment.

1. Where encroachment of protected oak trees impact the critical root zone, exceed 30 percent of the protected zone area, pruning of protected oak trees exceeds 25 percent of live foliage, or involves cutting of branches and roots greater than four inches in diameter, each affected tree shall be monitored for a period of not less than **five years**, with monitoring visits conducted by the Fire Department or County Biologist.
2. Should any protected trees that are encroached upon, pruned, or relocated be lost or suffer unacceptable decline of health or vigor as a result of these actions, the applicant shall plant new replacement oak trees and monitoring fees until the conditions of the permit are fulfilled.

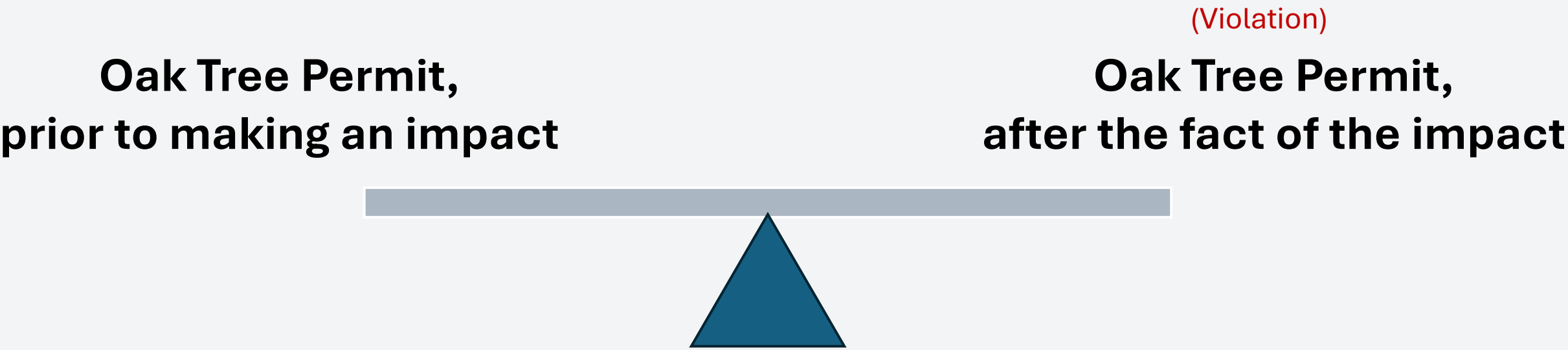
EXISTING

Enforcement

Existing Enforcement Process



Existing Oak Tree Permit Violation Remedy



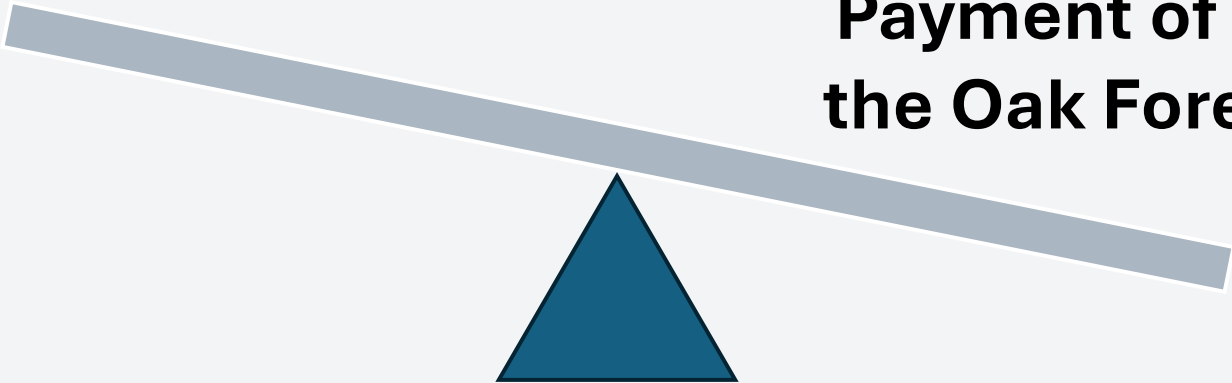
PROPOSED

Enforcement

Proposed Violation Remedy

**Oak Tree Permit,
prior to making an impact**

**Oak Tree Restoration Permit
(after the fact of the impact)**
+
Replacement oak trees
+
**Payment of In-lieu fees into
the Oak Forest Special Fund**



Proposed Violation Remedy

A Ministerial Oak Tree Restoration Permit (no public hearing) for Violations

- Violations are remedied with a **Ministerial Restoration Permit**:
 1. Oak Tree Report
 2. Replacement 2:1 for every removed non-heritage oak tree + monitoring fees (10:1 replacement for every removed heritage oak tree)
 3. Payment of in-lieu fee into the Oak Forest Special Fund

Feedback

A Moratorium on Applications?

Calabasas Removal of an oak tree or scrub oak habitat may also result in a building or improvement moratorium being placed on the property for a period not to exceed ten (10) years and will apply to any subsequent owner of the property until the term is completed. A notice of noncompliance may also be recorded on the property.

Covina

1. Development moratoria of up to 10 years for any deliberate and egregious violation involving heritage trees.

City of Los Angeles

SEC. 46.06. WITHHOLDING OR REVOCATION OF BUILDING PERMITS FOR ILLEGAL REMOVAL OR RELOCATION OF PROTECTED TREES AND SHRUBS.

(Title and Section Amended by Ord. No. 186,873, Eff. 2/4/21.)

(a) The Bureau of Street Services, after notice and hearing pursuant to Subsections (b) and (c) of this section, shall have the authority to request the Superintendent of Building to withhold issuance of building permits, except for permits that are necessary to comply with a Department of Building and Safety order, for a period of time up to a maximum of ten years as requested by the Bureau and to revoke any building permit issued for which construction has not commenced with respect to any property on which any protected tree or shrub has been removed or relocated in violation of Section 46.00 of this Code.

Feedback

Senate Bill No. 330

CHAPTER 654

SB 330, Skinner. Housing Crisis Act of 2019.

(1) The Housing Accountability Act, which is part of the Planning and

(b) (1) Notwithstanding any other law except as provided in subdivision (i), with respect to land where housing is an allowable use, an affected county or an affected city **shall not enact a development policy, standard, or condition** that would have any of the following effects:

(B) (i) Imposing a **moratorium** or similar restriction or limitation on housing development, including mixed-use development, within all or a portion of the jurisdiction of the affected county or city, other than to specifically protect against an imminent threat to the health and safety of persons residing in, or within the immediate vicinity of, the area subject to the **moratorium** or for projects specifically identified as existing restricted affordable housing.

NEXT STEPS

Schedule for Standing Meetings

Date		Standalone Topics
Meeting #1:	Tues 8/5	Overview
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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.*

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

Other Ongoing Meetings and Events

Mondays at noon: Zone 0 Working Group

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

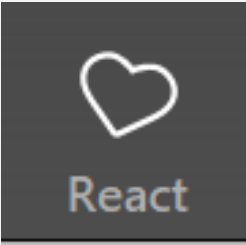
Save the Dates (10/26; 10/28; 10/29) for GSOB training: The LA County Invasive Pest Management Group is planning trainings for the public and for tree care professionals on how monitor the Gold Spotted Oak Borer.

Thurs, Oct 30:

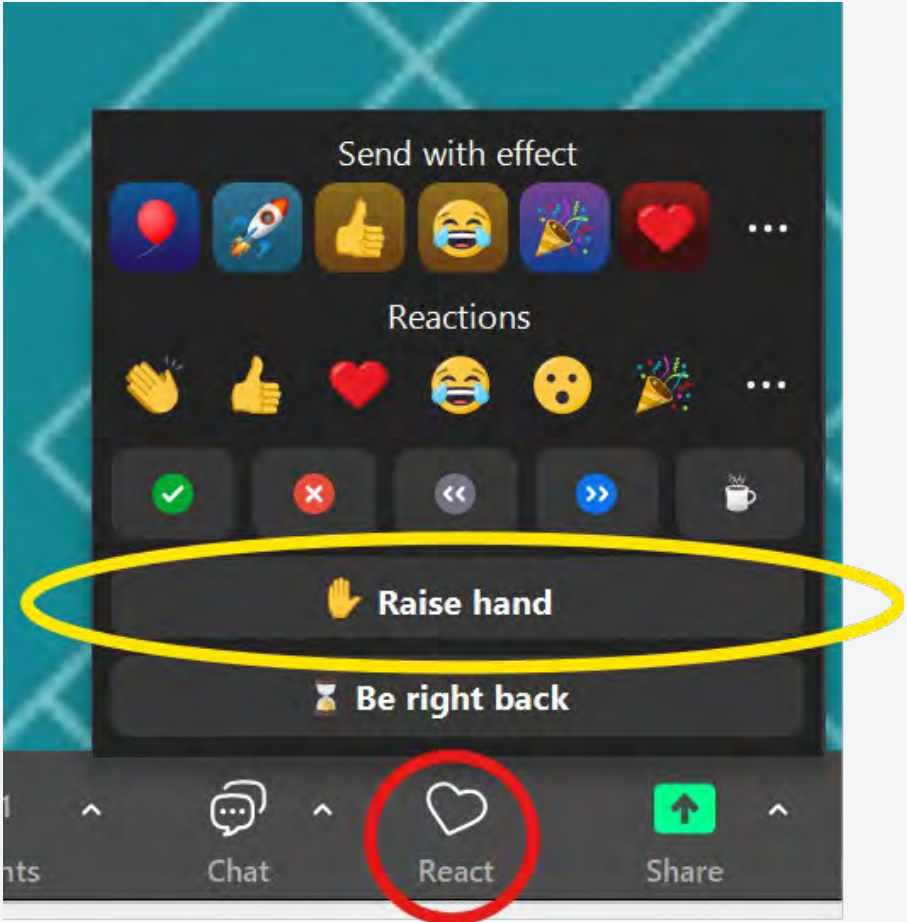
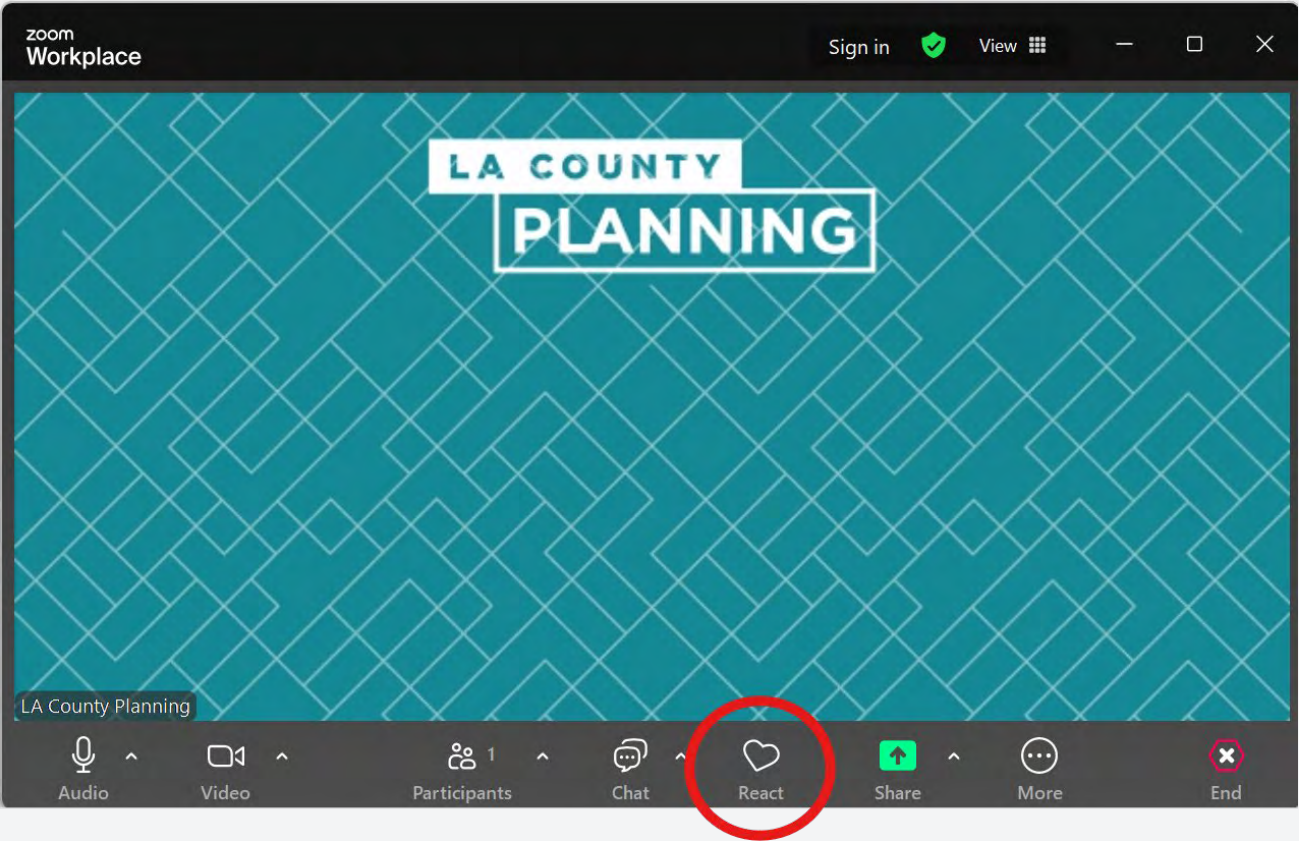
Community Planning Month Webinar on Planning and Oaks, hosted by the American Planning Association and LA County Planning (11:30am- 1pm)

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

To Raise Your Hand, Click on the



Icon



Comments & Questions

CONTACT US

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Fill out our
Survey



Thank you!