



BEAUTIFICATION COMMITTEE STAFF REPORT

ITEM NO. 4.2

DATE: August 5, 2026
TO: Chairperson and Members of the Beautification Committee
FROM: Marisa Gan, Management Analyst II
SUBJECT: Tree Action Permit Appeal – 706 Catalina Drive

RECOMMENDED ACTION

Staff recommends the Beautification Committee hear the appeal of City staff's denial of a Tree Action Permit at 706 Catalina Drive

SUMMARY

Staff recommends the Beautification Committee hear the appeal of City staff's denial of a Tree Action Permit at 706 Catalina Drive and deny the appeal because the tree does not meet the criteria for removal.

DISCUSSION

The Livermore Municipal Code Section 12.20 contains the City's Tree Preservation Ordinance (Ordinance), which protects any tree located on private property approved as part of a site plan approval. The Ordinance defines Protected Trees as any native tree species with a trunk circumference of 24 inches or more and non-native trees with a trunk circumference of 60 inches or more. A Tree Action Permit must be submitted and approved by the Public Works Director or their designee in order to lawfully remove a Protected Tree. If a Tree Action Permit for removal is denied, an appeal to the Beautification Committee may be requested.

On February 17, 2026, the City of Livermore received a Tree Action Permit from the property owner of 706 Catalina Drive. The property owner requested to remove one Valley Oak with a circumference of 155 inches from the backyard.

On the application, the property owner listed safety concerns and that it was too close to the house and fence line as the reasons for requesting removal. It states the tree is too close to those structures, the surface roots are causing damage to the patio and walkway, and it prevents reasonable use of the property.

On April 7, 2026, the City Arborist inspected the site and determined the tree is healthy and well-

maintained. It was also determined this Valley Oak is a protected California native tree. There was visible damage to the concrete and no damage to the underground utilities. The Arborist determined there is very little evidence that warrants the removal of the tree and therefore the tree did not meet the criteria for removal consistent with Livermore Municipal Code Section 12.20.210.

On April 29, 2026, City staff sent a letter to the property owner stating that the Tree Action Permit had been denied because it was determined that the tree did not meet the criteria for removal.

The property owner is appealing to the Beautification Committee as allowed by the Ordinance. City staff recommends that the Beautification Committee deny the Tree Action Permit appeal because the tree does not meet the criteria for removal. If the Beautification Committee recommends the approval of the Tree Action Permit, its justification for removal should be conditioned upon mitigation by the property owner consistent with Livermore Municipal Code Section 12.20.230. The mitigation may consist of the planting of replacement trees on or off site at the sole expense of the property owner and/or by payment to the urban forestry maintenance fund by the property owner as determined by the Director or the Beautification Committee.

ATTACHMENTS

1. [Tree Action Permit](#)
2. [Tree Removal Inspection Report](#)
3. [Letter of Petition for Tree Removal Appeal](#)

Prepared by: Rebecca Aguilera
Administrative Clerk II