



## **BEAUTIFICATION COMMITTEE STAFF REPORT**

**ITEM NO. 4.2**

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**DATE:** October 1, 2025  
**TO:** Chairperson and Members of the Beautification Committee  
**FROM:** Marisa Gan, Management Analyst II  
**SUBJECT:** Tree Action Permit Appeal – 1040 Laguna Street

### **RECOMMENDED ACTION**

Staff recommends the Beautification Committee hear the appeal of City staff's denial of a Tree Action Permit at 1040 Laguna Street.

### **DECISION TYPE**

### **SUMMARY**

Staff recommends the Beautification Committee hear the appeal of City staff's denial of a Tree Action Permit at 1040 Laguna Street 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 May 15, 2025, the City of Livermore received a Tree Action Permit from the property owner of 1040 Laguna Street. The property owner requested to remove one Live Oak with a circumference of 67 inches from the front yard. Live Oak trees were the approved tree for this planned development.

On the application, the property owner listed safety concerns as the reason for requesting removal. It stated the tree leaves are causing rashes and hurting the residents. It also stated that the tree is causing property damage to cars from the sharp leaves and tree sap and that the roots are lifting the sidewalk.

On May 30, 2025, the City Arborist inspected the site and determined the tree is healthy and well-maintained. It was also determined this Coast Live Oak is a protected California native tree. It could not be determined that the tree was causing the damage to any hardscape including the sidewalk and there was no reported damage to any 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 July 2, 2025, 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 Removal Permit](#)
2. [Tree Removal Inspection Report](#)
3. [Tree Removal Appeal](#)

Prepared by: Rebecca Aguilera  
Administrative Clerk II