

Findings Submitted By Applicant

File Nos. ZCL-2023-059 and OTP-2023-008

The findings applicable to the project are stated in Section 17.32.010 of the Calabasas Municipal Code. The Planning Commission would have to make one of the following findings for a project approval:

1. *The request to remove an oak tree or scrub oak habitat is warranted to enable reasonable and conforming use of the subject property, which would otherwise be prevented by the presence of the oak tree or scrub oak habitat. Reasonable use of the property shall be determined in accordance with the guidelines.*

2. *The request to alter or encroach within the protected zone of an oak tree or scrub oak habitat is warranted to enable reasonable and conforming use of the property, which would otherwise be prevented by the presence of the oak tree or scrub oak habitat. In addition, such alterations and encroachments can be performed without significant long-term adverse impacts to the oak tree or scrub oak habitat. Reasonable use of the property shall be determined in accordance with the guidelines.*

We are trying to re-landscape to spruce up the look of the property after eighteen years and, additionally, trying to save water. We feel we can save 40% or more of our irrigation with this new landscape project. We are doing what can be done to not only not harm our beautiful oak tree but doing things to help the oak thrive, including removing another tree that is growing close to the oak. This was a high priority when planning the new landscaping and both arborist reports have confirmed that what we have planned will not do any damage to the oak.

3. *The condition or location of the oak tree or scrub oak habitat requires altering to maintain or aid its health, balance or structure.*

4. *The condition of the oak tree or scrub oak habitat warrants its removal due to disease, dangerous condition, proximity to existing structures, high pedestrian traffic areas, such as parking lots and pedestrian walkways when such conditions may be unsafe or cannot be controlled or remedied through reasonable preservation and/or prevention procedures and practices.*

5. *Removal or altering of the oak tree(s) will have minimal impact on the total hardwood canopy with special emphasis on associated tree growth and their natural regeneration, wildlife habitat and heritage oak trees.*