

Planning Commission

August 3, 2023



CITY *of* CALABASAS

Request for a Zoning Clearance and Oak Tree Permit for encroachment into the protected zone of a Heritage Oak Tree for backyard improvements including construction of a new pergola, firepit and seating wall, countertop, and landscaping located at 3901 Prado del Trigo (APN: 2069-092-019) within the Residential Single-Family (RS) zoning district.



Project Location

**File Nos. ZCL-2023-059 and OTP-2023-008:
3901 Prado del Trigo**

Request for encroachment into the protected zone of a heritage oak tree for backyard improvements.

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Oak Tree

Project Site

Prado del Trigo



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Tree Photograph



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Project Description

- The proposal includes encroachment into the protected zone of a Heritage Oak Tree for backyard improvements, including construction of a new pergola, new firepit and seating wall, countertop, raised vegetable planters, and new landscaping.
 - Landscaping to include installation of artificial turf, and new trees and shrubbery
- The project also includes demolition of existing site features, including an existing pergola, grill and counter top, landscape, and hardscape.
- Calabasas Municipal Code (CMC) Section 17.32.010(D)(3)(c) requires any project impacting more than 10% of the protected zone of an Oak Tree to be reviewed by the Planning Commission.



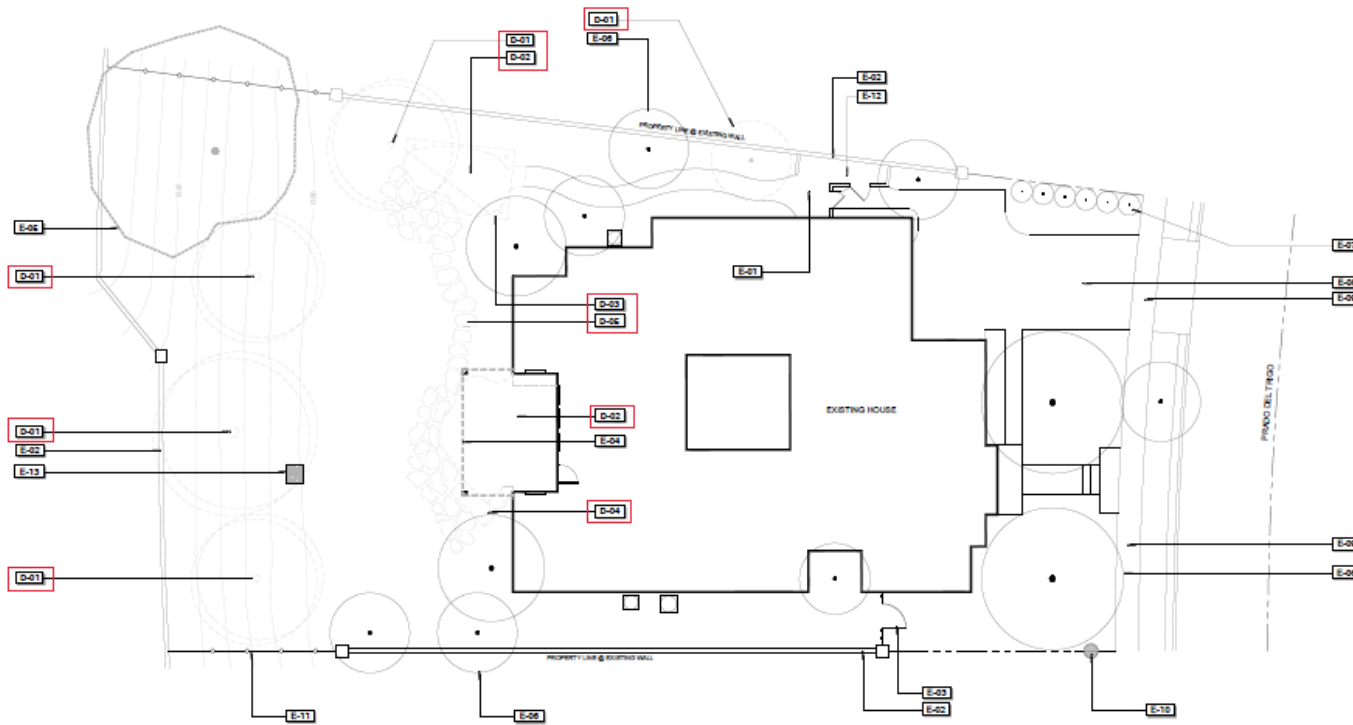
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Existing Site Plan



REFERENCE SCHEDULE (EXISTING C

DEMOLITION DESCRIPTION	
D-01	DEMO EXISTING TREE
D-02	DEMO EXISTING CONCRETE PATIO
D-03	DEMO EXISTING PERGOLA
D-04	DEMO EXISTING GRILL & COUNTER TOP
D-05	RE-LOCATE EXISTING FLAGSTONE STEPPERS
EXISTING CONDITIONS DESCRIPTION	
E-01	EXISTING WALKS & PAVING: PROTECT IN PLACE
E-02	EXISTING WALL: PROTECT IN PLACE
E-03	EXISTING FENCE & GATE: PROTECT IN PLACE
E-04	EXISTING MASTER PATIO COVER: PROTECT IN PLACE
E-05	EXISTING OAK TREE: PROTECT IN PLACE
E-06	EXISTING TREES: PROTECT IN PLACE
E-07	EXISTING HEDGE: PROTECT IN PLACE
E-08	EXISTING DRIVEWAY: PROTECT IN PLACE
E-09	EXISTING CITY SIDEWALK: PROTECT IN PLACE
E-10	EXISTING CITY MANHOLE: PROTECT IN PLACE
E-11	EXISTING W.I. FENCE: PROTECT IN PLACE
E-12	EXISTING TRASH ENCLOSURE: PROTECT IN PLACE
E-13	EXISTING ART SCULPTURE: PROTECT IN PLACE



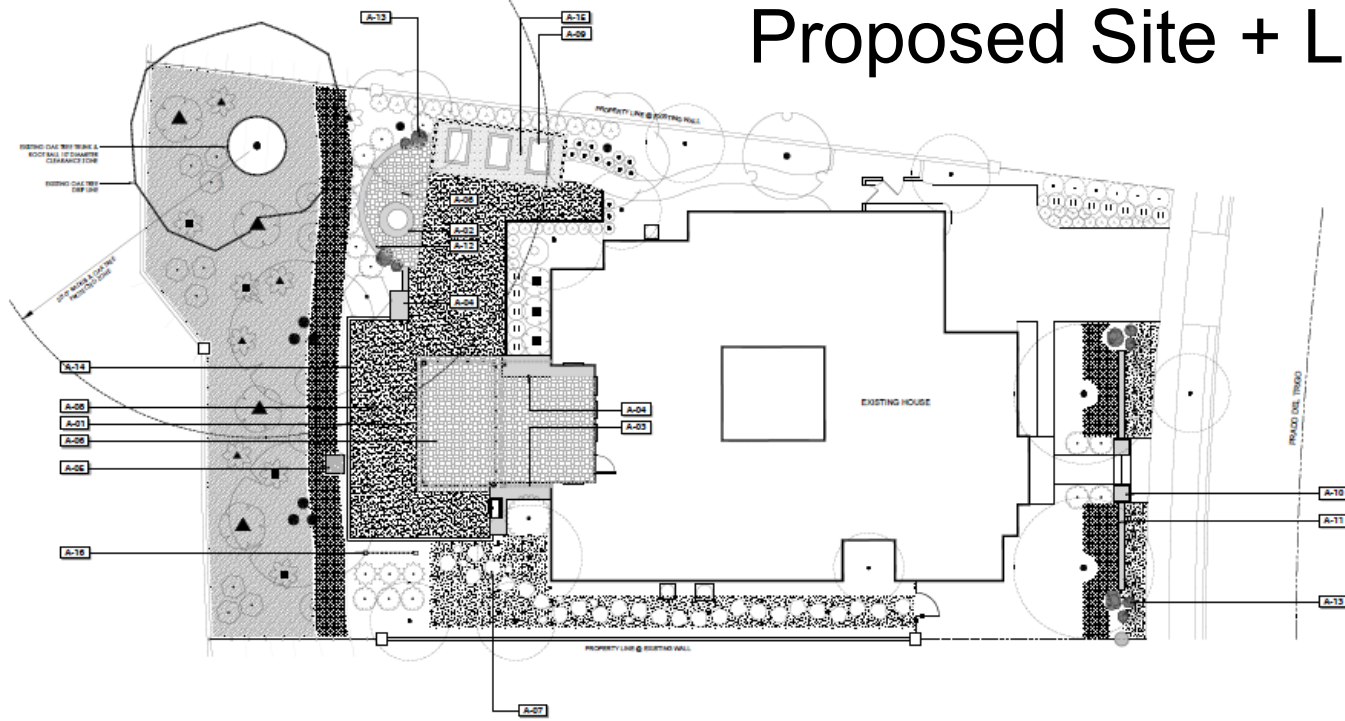
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Proposed Site + Landscape Plan



HARDSCAPE SCHEDULE

SYMBOL	SITE AMENITIES DESCRIPTION
A-01	PERGOLA (DETACHED): (240 SF) PRE-FABRICATED PRE-ENGINEERED METAL PERGOLA W/ OPEN BEAMS AND SOLEIL PANELS, 10 FT HEIGHT
A-02	FIRE PIT: (28 SF) REINFORCED CMU BLOCK FIRE PIT WITH STONE VENEER POURED IN PLACE COLOR CONCRETE CAP HONED FINISH & SEALED CONTRACTOR SHALL INSTALL & CONNECT GAS LINE
A-03	COUNTER TOP WITH GRILL & FRIDGE: (49 SF) REINFORCED CMU BLOCK WITH STUCCO FINISH POURED IN PLACE COLOR CONCRETE COUNTER TOP HONED FINISH & SEALED
A-04	COUNTER TOP: (46 SF) REINFORCED CMU BLOCK WITH STUCCO FINISH POURED IN PLACE COLOR CONCRETE COUNTER TOP HONED FINISH & SEALED
A-05	EXISTING ART SCULPTURE: 2' W X 2' L X 6' H PROTECT IN PLACE
A-06	PRE-CAST CONCRETE PAVERS: CONTRACTOR TO PROVIDE SAMPLES & PRICING
A-07	FLAGSTONE STEPPERS: REPURPOSE & RELOCATE EXISTING FLAGSTONE
A-08	ARTIFICIAL TURF: CONTRACTOR TO PROVIDE SAMPLES & PRICING
A-09	RAISED VEGETABLE GARDEN: 8' X 8' WOOD TIMBERS WITH MOISTURE BARRIER INSTALL & BACKFILL ORGANIC AMENDED SOIL
A-10	36" SQ. DECORATIVE ENTRY COLUMNS (24" HEIGHT): (18 SF) REINFORCED CMU BLOCK WITH STONE VENEER POURED IN PLACE COLOR CONCRETE CAP MEDIUM WASH FINISH CONTRACTOR SHALL PROVIDE LAMP & LIGHTING OPTIONS
A-11	LOW ACCENT WALL (24" HEIGHT): (20 SF) REINFORCED CMU BLOCK WITH STONE VENEER POURED IN PLACE COLOR CONCRETE CAP MEDIUM WASH FINISH
A-12	SEATWALL (18" HEIGHT): (52 SF) REINFORCED CMU BLOCK WITH STONE VENEER POURED IN PLACE COLOR CONCRETE CAP MEDIUM WASH FINISH
A-13	NATURAL STONE BOULDERS: 2-3' SANTA BARBARA SANDSTONE OR APPROVED EQUAL
A-14	CONCRETE HEADER, BORDER & EDGE: POURED IN PLACE REINFORCED CONCRETE HEADER MEDIUM WASH FINISH
A-15	DECOMPOSED GRANITE: CALIFORNIA GOLD WITH PRE-MIXED BINDER COMPACTED
A-16	GREEN WALL: 4X4 WOOD POSTS WITH METAL FENCE PANEL 8' WIDE X 6' HEIGHT ATTACH HANGING PLANTER BASKETS WITH SUCCEULENTS

PLANTING SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CARE/ANNUAL	WATERING	QUANTITY
●	MB 190	MELALEUCA QUERCIFOLIA	CALBUPT TREE MALT-YEUNG	2"	SOE	MCDRAWN	2
●	QUS 07A	QUERCUS BICOLOR	SHAW HILL OAK	3"	SOE	LOW	2
●	PR 01A	PRUNUS SAUCINA	JAPANESE PLUM	2"	SOE	MCDRAWN	1
●	ADA 008	ADONIS AMERICANA	CHRISTY PLANT	13 GAL	CO-CHEAPER	LOW	4
●	ADA 009	ADONIS AMERICANA 'VARIAGATA'	VARIAGATED CHRISPT PLANT	13 GAL	CO-CHEAPER	LOW	2
●	ADA 010	ADONIS AMERICANA 'VARIAGATA'	VARIAGATED SMOOTH ADONIS	3 GAL	CO-CHEAPER	LOW	4
●	AN 000	ANEMONE X 'RED WIND'	RED WIND ANEMONE	3 GAL	CO-CHEAPER	LOW	6
●	BOJ 001	BOUGAINVILLEA LA JOLLA	LA JOLLA BOUGAINVILLEA	13 GAL	CO-CHEAPER	LOW	3
●	BOJ 002	BOUGAINVILLEA 'SAN DIEGO RED'	SAN DIEGO RED BOUGAINVILLEA	13 GAL	CO-CHEAPER	LOW	4
●	CON 008	CONVOLVULUS SARATIS	GROUND MORNING GLORY	1 GAL	CO-CHEAPER	MCDRAWN	13
●	DR 000	DRYMONDIA	NIGHTSHADE	3 GAL	CO-CHEAPER	LOW	12
●	FR 000	FRAXINUS BENTHAMIANA	PINKBARK OAK	13 GAL	CO-CHEAPER	LOW	1
●	HEM 000	HEMLOCK X 'MIDNIGHT COLOR'	DWARF	1 GAL	CO-CHEAPER	MCDRAWN	25
●	LEU 000	LEUCOPHYLLUM MURICICUM	TRISKY	13 GAL	CO-CHEAPER	LOW	1

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CARE/ANNUAL	WATERING	QUANTITY
●	LO 000	LOSTRAUM JAPONICUM 'TRIANUM'	TRIAL JAPANESE PINE	3 GAL	CO-CHEAPER	MCDRAWN	14
●	ROM 000	ROMANTHA COLLENS	MATILDA POPT	3 GAL	CO-CHEAPER	LOW	9
●	RO 000	ROSMARINUS OFFICINALIS	ROSEMARY	3 GAL	CO-CHEAPER	LOW	6
●	SAL 000	SALICIA LUCIDATA	AMERICAN BUSH SALIX	3 GAL	CO-CHEAPER	LOW	13
●	SM 000	SMILAX ROBUR	SMILAX	3 GAL	CO-CHEAPER	MCDRAWN	3
●	TA 000	TAXUS CANADENSIS 'NANUM PUM'	NANUM PINE	1 GAL	CO-CHEAPER	LOW	47 p.p. 132
●	STY 000	STYRACIS MANDCHURICA	ELM	FLAT	FLAT	LOW	17 p.p. 468
●	LAV 000	LAVANDULA ANGUSTIFOLIA	NEW GOLD TRAILER LAVENDER	1 GAL	CO-CHEAPER	LOW	37 p.p. 112

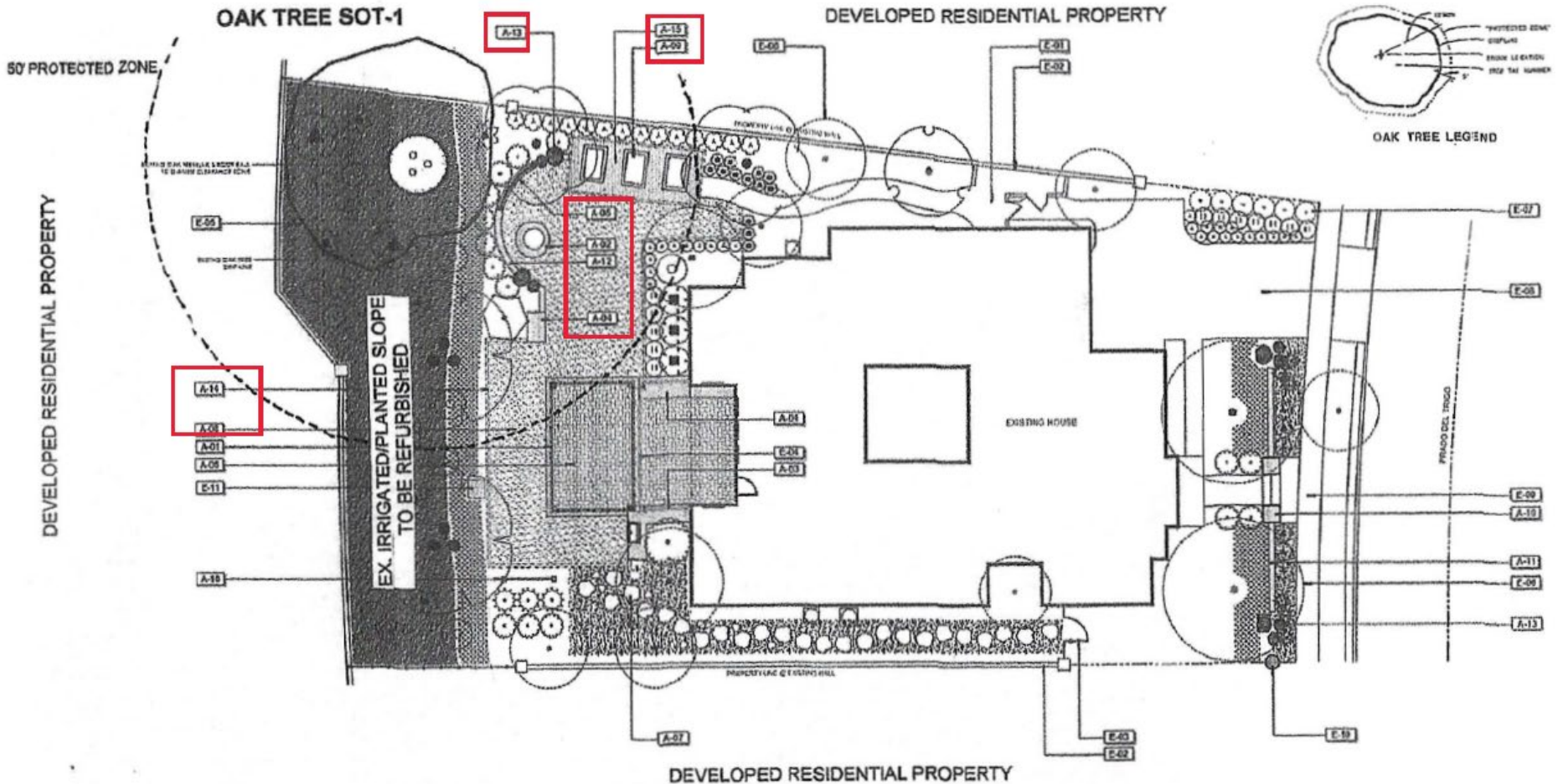
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Oak Tree Map



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Oak Tree

- The Oak Tree on the property is a multi-trunk Coast Live Oak Tree (*Quercus agrifolia*).
- The tree was observed by the Applicant's Arborist and the City Arborist to exhibit fair health, with a well-balanced crown with good vigor, but did show some signs of deadwood and minor insect infestation.
- The tree has trunk diameters of approximately 9, 10, 12, 13, and 14 inches DBH, as measured by the City Arborist, classifying it as a "Heritage Oak Tree" with a protected zone encompassing 50 feet around the trunk.



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Arborist Reports

- The Applicant's Arborist Report estimated the rear yard improvements will encroach into the Oak Tree's protected zone by approximately 23%.
- The Applicant's Arborist also indicated the encroachments are not expected to have any long-term negative impacts to the root or canopy areas, and provided recommendations to minimize impact to the tree.
- The City's Consulting Arborist, Noah Stamm, agrees with the information and findings in the Applicant's Oak Tree Report, including all its recommendations and the conclusion that no long-term negative impacts are expected



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Arborist Recommendations

- Recommendations made by the Applicant's Arborist and the City Arborist include, but are not limited to:
 - All work within the Protected Zone of the Oak Tree shall be performed within the presence of a qualified Tree Preservation Specialist.
 - All work in the Protected Zone shall be performed with the use of hand tools.
 - Pervious pavers should be installed for any new construction elements placed within the Protected Zone to allow for necessary sub-surface gaseous exchange.
- The full list of recommendations by the Applicant's Arborist and the City Arborist have been incorporated in Exhibit E (Recommended Conditions of Approval)



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Applicable Findings

Oak Tree Permit (Section 17.32.010 of the CMC)

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.



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Applicable Findings cont.

Oak Tree Permit (Section 17.32.010 of the CMC)

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..

The applicant's proposed justification for one of the Oak Tree Permit findings is attached as Exhibit D to the written staff report.



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Staff Conclusions

- The proposed project will not alter the existing use of the subject site, and the proposed improvements are allowable in the RS zoning district.
- Compliance with the applicable development standards is documented within the written staff report.
- The Applicant's Arborist and the City Arborist are in agreement that no long-term negative impacts to the Heritage oak tree are expected.
- The project is exempt from CEQA review pursuant to Section 15061 (b)(3)(General Rule Exemption) and Section 15301 (Existing Facilities) of the California CEQA Guidelines.



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Recommended Action

That the Commission direct Staff to prepare a resolution for approval, or a resolution for denial, of File Nos. ZCL-2023-059 and OTP-2023-008, inclusive of all required findings to support the resolution.



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