



CITY *of* CALABASAS

Planning Commission

November 7, 2024

Request for an Administrative Plan Review and Oak Tree Permit for removal of one 15" diameter oak tree in association with the construction of a proposed tennis court with 10-foot-high fencing on the northwestern and southeastern sides of the proposed tennis court in the side yard of an existing two-story single-family residence located at 25201 Prado del Grandioso (APN: 2069-090-050) within the Residential Single-Family (RS) zoning district.



Project Site



File No. APR-2024-006, OTP-2024-010
25201 Prado del Grandioso
Request for removal of one 15" oak tree for construction of a new tennis court.





Project Site



File No. APR-2024-006, OTP-2024-010
25201 Prado del Grandioso
Request for removal of one 15" oak tree for construction of a new tennis court.



Oak Tree Photographs



Oak Tree #1



Oak Tree #2

File No. APR-2024-006, OTP-2024-010
25201 Prado del Grandioso
Request for removal of one 15" oak tree for construction of a new tennis court.

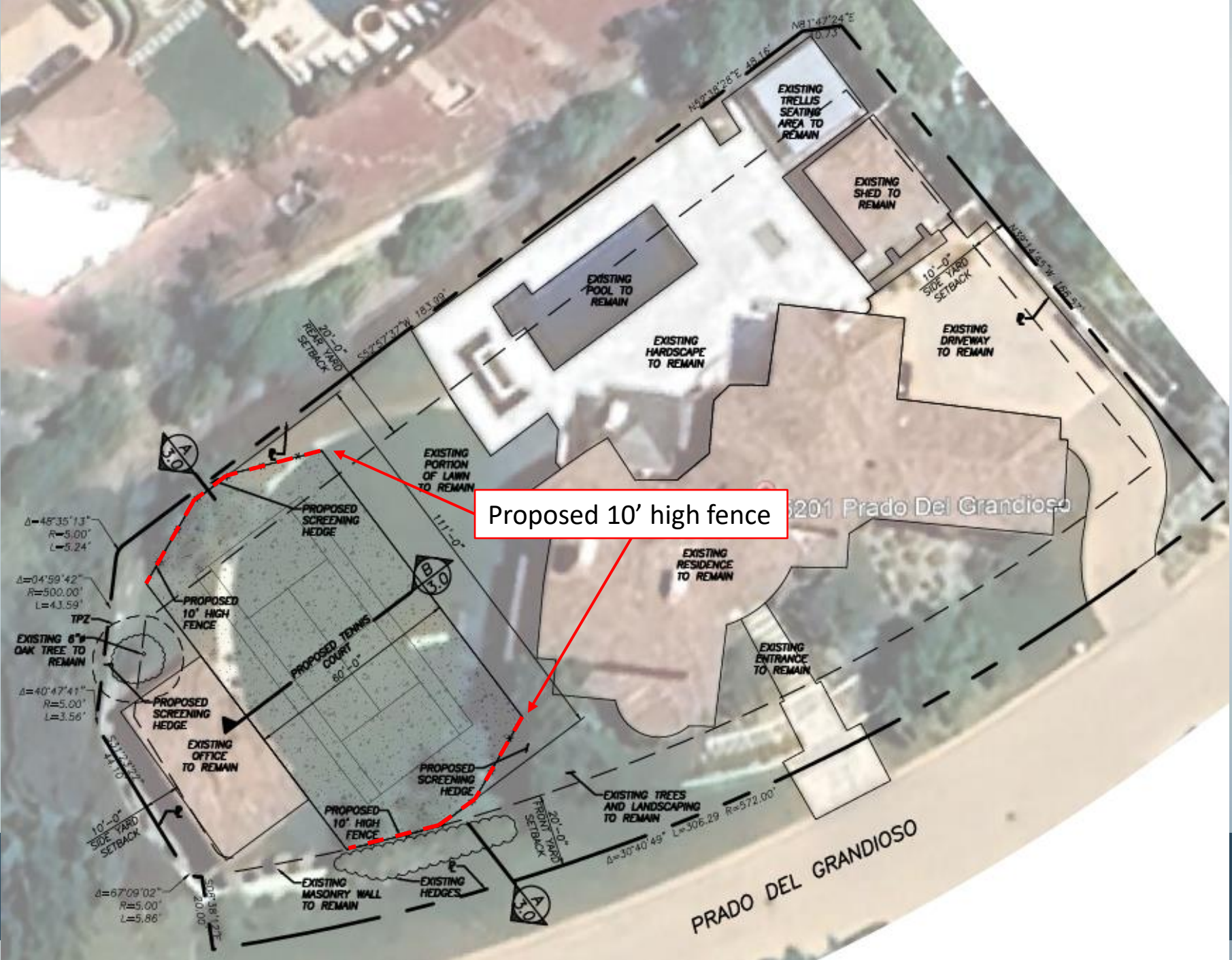


Project Description

- The proposal includes removal of one 15” diameter oak tree for construction of a proposed tennis court with 10-foot-high fencing on the northwestern and southeastern sides of the proposed tennis court in the side yard of an existing two-story single-family residence.
- The project also includes demolition of an existing walkway in the rear yard.
- Calabasas Municipal Code (CMC) Section 17.32.010 requires removal of any number of oak trees greater than twelve (12) inches in diameter aggregate be reviewed by the Planning Commission.
- Calabasas Municipal Code (CMC) Section 17.62.090 stipulates that an Administrative Plan Review is required for recreational fencing over six feet in height.



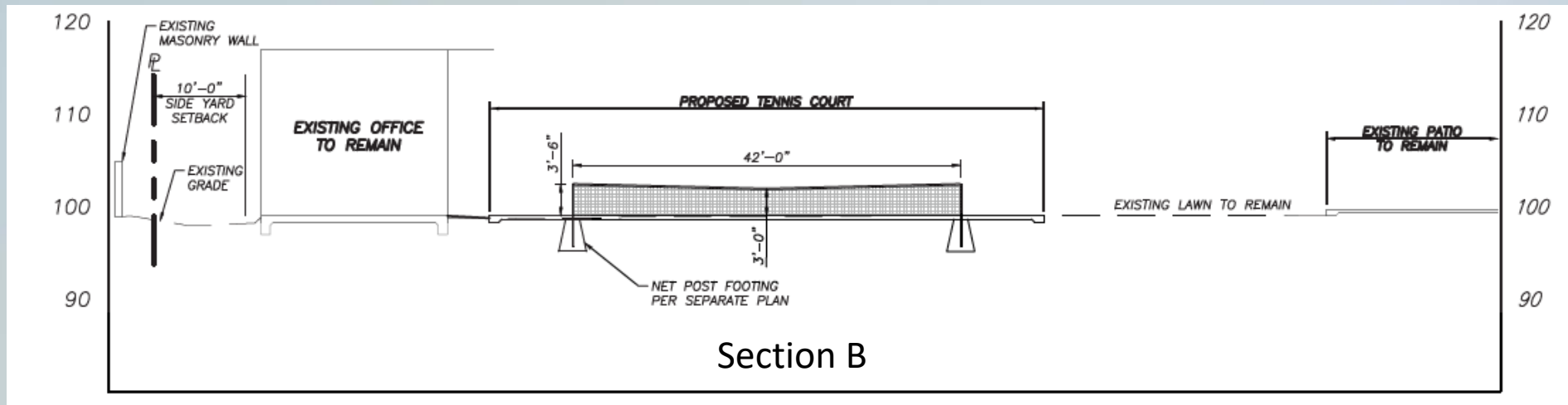
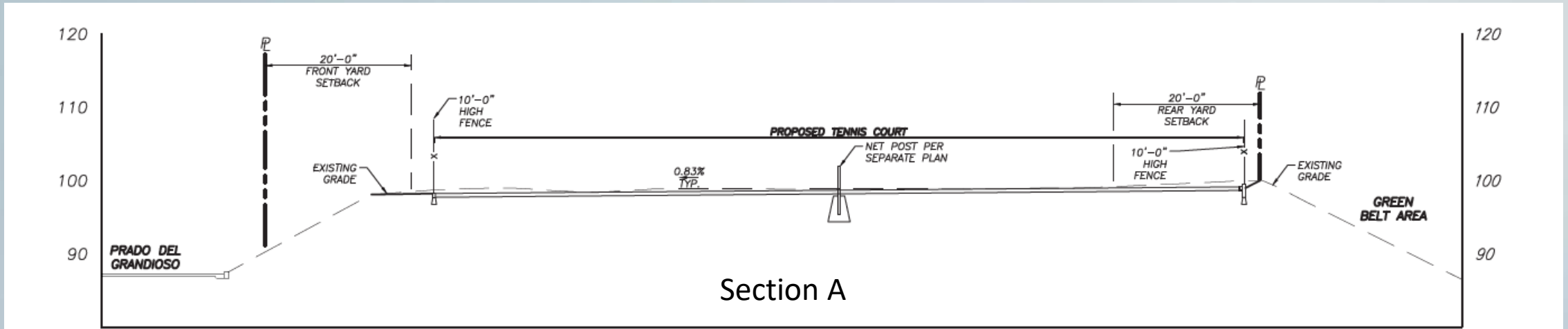
Proposed Site Plan



Proposed 10' high fence



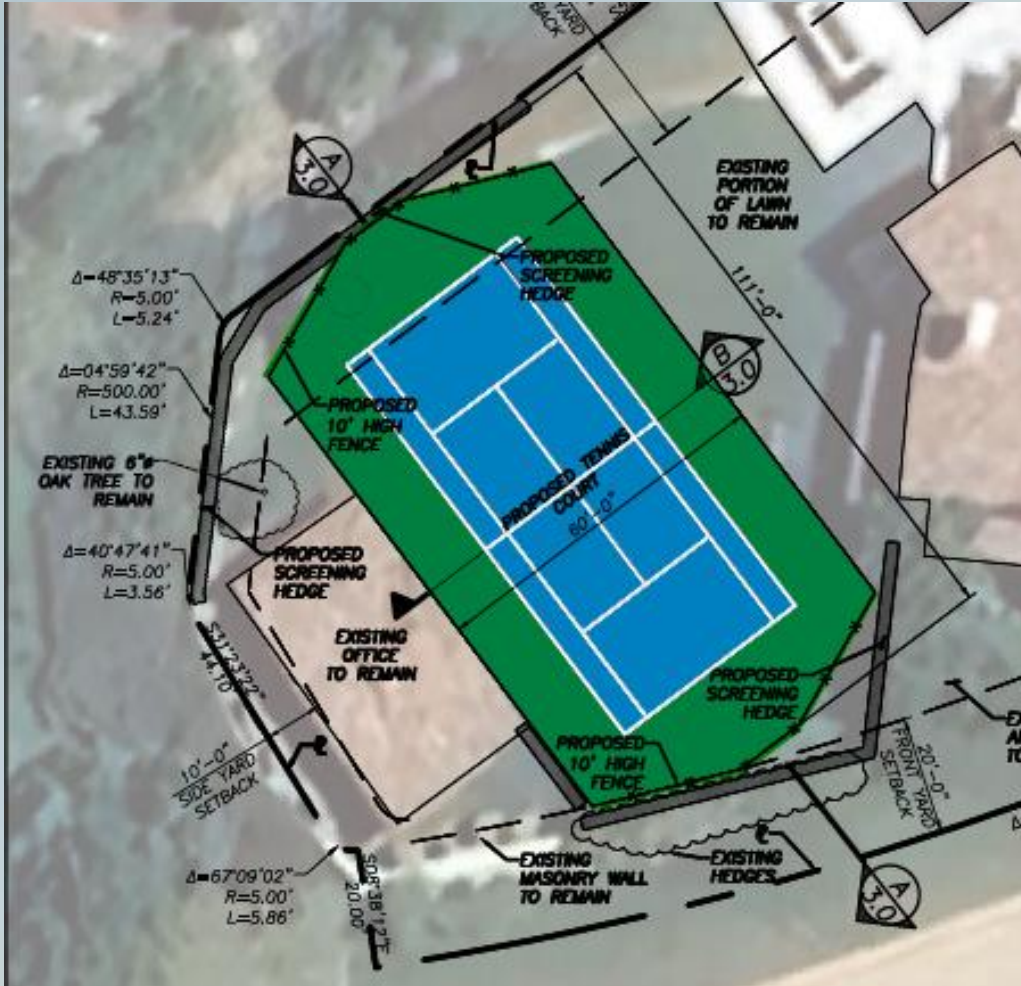
Cross Sections



File No. APR-2024-006, OTP-2024-010
25201 Prado del Grandioso
Request for removal of one 15" oak tree for construction of a new tennis court.



Colors & Materials

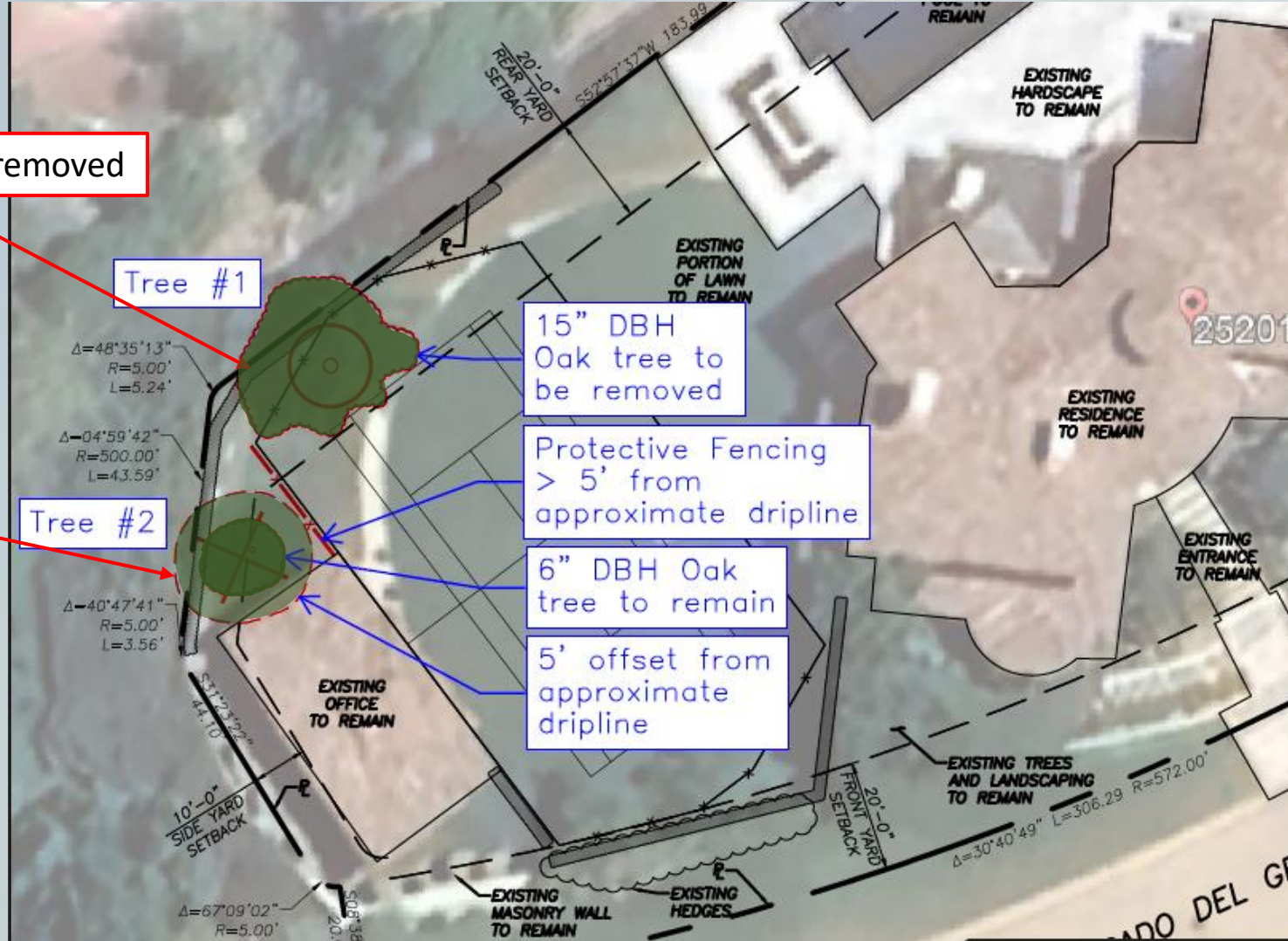


FENCE TO BE STANDARD CHAIN LINK FENCE IN THE COLOR "FOREST" TO BLEND WITH SURROUNDING PLANTING.

File No. APR-2024-006, OTP-2024-010
 25201 Prado del Grandioso
 Request for removal of one 15" oak tree for construction of a new tennis court.



Oak Trees



15" oak tree to be removed

Tree #1

15" DBH
Oak tree to
be removed

Oak tree to be
protected in place

Tree #2

Protective Fencing
> 5' from
approximate dripline

6" DBH Oak
tree to remain
5' offset from
approximate
dripline

File No. APR-2024-006, OTP-2024-010
25201 Prado del Grandioso
Request for removal of one 15" oak tree for construction of a new tennis court.



Applicable Findings

Administrative Plan Review (Section 17.62.090 of the CMC)

1. The proposed project complies with all applicable provisions of this development code;
2. The proposed project is consistent with the general plan, any applicable specific plan, and any special design theme adopted by the city for the site and vicinity;
3. The approval of the administrative plan review is in compliance with the California Environmental Quality Act (CEQA);
4. The proposed structures, signs, site development, grading and/or landscaping are compatible in design, appearance and scale, with existing uses, development, signs, structures and landscaping for the surrounding area;
5. The site is adequate in size and shape to accommodate the proposed structures, yards, walls, fences, parking, landscaping, and other development features; and
6. The proposed project is designed to respect and integrate with the existing surrounding natural environment to the maximum extent feasible.



Applicable Findings (cont.)

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.



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 6" oak tree (tree #2) are expected and mitigation measures have been provided for removal of the 15" oak tree (tree #1).
- Approximately 34% of homes in the Estate Lots of The Oaks HOA have some type of private sport court on the property.
- 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.



Recommended Action

- That the Commission direct Staff to prepare a resolution for approval, or a resolution for denial, of File No. APR-2024-006 and OTP-2024-010, inclusive of all required findings to support the resolution.



File No. APR-2024-006, OTP-2024-010
25201 Prado del Grandioso
Request for removal of one 15" oak tree for construction of a new tennis court.

