



CITY of CALABASAS

Community Development Department
Planning Division
100 Civic Center Way
Calabasas, CA 91302
T: 818.224.1600

www.cityofcalabasas.com

Notice of Public Hearing

The application described below has been filed with the City of Calabasas Community Development Department. This notice has been delivered to you because you meet at least one of the following criteria: 1) you own, are the agent of, or are the applicant of the property being considered, 2) you own property located within five hundred (500) feet of the proposed project, 3) you represent a local agency that may be directly or indirectly affected by the project, 4) you own property that might be affected by the proposed project, or 5) you filed a written request for notice.

File No.:	SPR-2024-006, VAR-2024-002, OTP-2024-007
Project Location:	25344 Prado de la Felicidad (APN: 2069-089-027), in the City of Calabasas, County of Los Angeles.
Homeowners Association:	The Oaks Estates
Project Description:	Request for a Site Plan Review, Oak Tree Permit, and Variance to construct a 5,393 square-foot accessory structure in the rear yard inclusive of a basement level and first floor above grade; 216 square-foot guard post in the front yard; 1,165 square-foot basement addition below an existing 729 square foot detached garage that is to be demolished and reconstructed; and a 772 square-foot addition to the first and second floors of the existing 13,686 square-foot two-story single-family residence with 1,342 square-foot garage located at 25344 Prado de la Felicidad (APN: 2069-089-027) within the Residential, Single-Family (RS) zoning district. The project would encroach into the protected zone of one heritage oak tree, and involves a request for a variance for construction within 50 horizontal feet of the mapped significant ridgeline.
Applicant:	David Forrest – Crest Real Estate
Hearing Body:	Planning Commission
Meeting Date & Time:	Thursday, December 5 th , 2024, at 6:00 PM
Meeting Location:	100 Civic Center Way
Environmental Review:	The project is exempt from environmental review in accordance with Section 15061 (b)(3)(General Rule Exemption) and Section 15301 (Existing Facilities) of the California CEQA Guidelines.

For questions, comments or concerns regarding the project, or if you wish to review the project file please contact:

Project Planner: Rachel Zadikov, Assistant Planner
T: (818) 224-1712
Email: rzadikov@cityofcalabasas.com

The Planning Commission will hold a public hearing on the above-described project on December 5th, 2024 at 6:00 PM in in the Council Chambers, Calabasas City Hall, 100 Civic Center Way, Calabasas,

California. Anyone wishing to address the Planning Commission regarding this project may attend the public hearing or send their comments in writing to the Planning Department, Calabasas City Hall, 100 Civic Center Way, Calabasas, California. Written testimony may be submitted via email, or by U.S. mail to the staff identified above. Written correspondence should be presented on letter size paper (8 ½" by 11"). Written correspondence delivered at least eight (8) days prior to the scheduled hearing date will be included in the packet for and available to the Planning Commissioners in advance of the hearing; written correspondence delivered less than eight (8) days before the scheduled hearing date will be provided to the Planning Commissioners at the hearing. Please call or email the staff identified above, at least one (1) business day in advance to arrange to view project files. Files are not available for review the day of the hearing. Please note that all written correspondence submitted to the Department or Commission become City property and will not be returned. Furthermore, the City, at its sole discretion, may post all written correspondence on the City's website. Also note, story poles have been installed at the project site. The poles represent the maximum height of the proposed addition, and are intended to provide a rough representation of the project's height, mass, and bulk.

The decision of the Planning Commission is final and conclusive unless the decision is appealed to the City Council within ten (10) business days following the date of decision. Appeals must be filed with the City Clerk at Calabasas City Hall, 100 Civic Center Way, Calabasas, California in writing on the approved application form, to include a statement of the reason for the appeal and must be accompanied by the appropriate filing fee. Appeals may be transmitted by mail, postmarked by the deadline to appeal or by e-mail to lpope@cityofcalabasas.com. If sent by e-mail, the City must be mailed a copy of the original appeal along with the application fee. If you challenge any of the foregoing actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing or in written correspondence delivered to the hearing body at, or prior to, the public hearing.

Date: _____ **Signature:** _____
Michael Klein, AICP, Community Development Director

Project Location Map:

