



CITY of CALABASAS

Community Development Department
Planning Division
100 Civic Center Way
Calabasas, CA 91302
T: 818.224.1600
F: 818.225.7329

www.cityofcalabasas.com

Notice of Public Hearing

The application described below has been filed with the City of Calabasas Community Development Department. This notice is being mailed to you because your property is located near the proposed project, your agency may be directly or indirectly affected by the project, or because you have requested such notice.

File No.: 160002784

Project Location: 25300 Prado de la Magia

Homeowners Association: The Estates at the Oaks of Calabasas HOA

Project Description: A request for an Administrative Plan Review, an Oak Tree Permit, and a Variance (for development within 50 horizontal and vertical feet of a significant ridgeline) for the proposed construction of a 27,857 square-foot single-family residence inclusive of: a basement (including a lounge and media/theater area); a subterranean parking garage; and a storage area. Also proposed is the construction of a 1,200 square-foot pool pavilion with a 5,000 square foot pool and spa; and an 808 square-foot open-trellis tennis pavilion; a sunken tennis court; and, approximately 4,963 square feet of covered porches and balconies. The proposed project on a previously graded pad is located at 25300 Prado de la Magia in the Estates at the Oaks within the Residential, Single-Family (RS) zoning district (APN: 2069-090-051), and within a previously approved subdivision.

Applicant: George De LA Nuez, 28025 Dorothy Drive Suite #100, Agoura Hills, CA 91301

Hearing Body: Planning Commission

Meeting Date & Time: Thursday April 6, 2017, 7:00 PM

Meeting Location: Council Chambers, City Hall, 100 Civic Center Way, Calabasas, California

Environmental Review: The City's staff has determined that the project is exempt from environmental review in accordance with Section 21084 of the California Environmental Quality Act (CEQA) and Section 15303 Class 3, New Construction, (a) One single-family residence or second dwelling unit in a residential zone, and, (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences, of the CEQA Guidelines.

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

Project Planner: Andrew Cohen-Cutler
T: (818) 224-1600
F: (818) 225-7329

Or Visit Community Development Department offices located at:

Calabasas City Hall
100 Civic Center Way, Calabasas, CA 91302
Monday - Thursday: 7:30 a.m. to 5:30 p.m.
Friday: from 7:30 a.m. to 2:00 p.m.

Following the public hearing, the decision of the Planning Commission is final and conclusive unless the project is appealed within 10 days following the date of decision. Appeals must be filed with the City Clerk 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. If you challenge any of the foregoing actions in court, you may be limited to raising only

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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: March 17, 2017

Signature: _____
Tom Bartlett, AICP, City Planner



PROJECT LOCATION