

wt 14



ZONING PERMIT APPLICATION



This application must be submitted in person. For a submittal appointment, call 213-974-6438.

THIS SECTION - STAFF USE ONLY

Plan: 5 Code Section _____ Project No. _____
 Zone: A-1-1 Permit No. _____
 CSD: None _____
 TOD: None _____
 ESHA (SEA): Within SERA RFS No. Name
 SA: N E W SD: 1 2 3 4 5 ZD: Malibu GB? Y N LID? Y N DT? Y N

1. Subject Property (Sujeto Propiedad)

Assessor's Parcel Number(s) _____ Property Size (Gross Area in Acres) _____
 4456-038-014 0.92
 Property Address or Site Location _____
 25664 Piuma Road, Calabasas, CA 91302
 Name of Business or Establishment (If Applicable): _____

2. Uses (Usos)

Current: Vacant Land Proposed: Single family dwelling
 Continued (Renewal) Previous Permit Number: _____ Attach copy of Findings and Conditions if available.

3. Project Description (Proyecto) Describe project in detail. Attach additional page(s) if necessary. See Instructions/Checklist

2-story single family dwelling, swimming pool, landscaping and a septic system.

THIS IS AN OAK TREE PERMIT FOR THE ENCROACHMENT INTO ONE OAK TREE - OAK TREE TO REMAIN

Check/Complete All That Apply:

No Improvements Proposed Demolition Private Septic System Private Well
 New Building Construction (SF): 4,435 New Impervious Surfaces (Paving, Roofs, Etc. - SF): 12,100
 Grading (CY) Cut: 285 Fill: 10 Import: 0 Export: 285 Balanced on Site
 Alcohol Sales: Beer & Wine or Full Line of Alcohol On-site Consumption or Off-site Consumption

4. Applicant (Solicitante)

Name: Matt Osgood Phone: 949-253-7110
 Address: 18401 Von Karman Ave., Suite 350 Fax: 949-253-7139
 City/State: Irvine, CA ZIP: 92612 Email: mattosgood@mac.com

5. Agent (Agente) If different from applicant

Name: Imad Aboujwdah Phone: 805-522-2622
 Address: 3791 Prairie Ridge Ct. Fax: 805-426-8016
 City/State: Simi Valley, CA ZIP: 93063 Email: imad@civildesignanddrafting.com

6. Property Owner(s) (Dueño/a Registrado) If different from applicant

Name: Matt Osgood Phone: 949-253-7110
 Address: 18401 Von Karman Ave., Suite 350 Fax: 949-253-7139
 City/State: Irvine, CA ZIP: 92612 Email: mattosgood@mac.com

7. Owner / Applicant Certification (Certificación del Solicitante, Agente o Dueño/a)

By my signature below, I hereby certify the following:

1. I understand that it is the responsibility of the applicant to substantiate the request through the Burden of Proof.
2. I understand there is no guarantee - expressed or implied - that any permit will be granted. I understand that each matter must be carefully evaluated and after the evaluation has been conducted or the public hearing has been held. Staff's recommendation or decision may change during the course of the review based on the information presented.
3. I understand that planning staff is not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
4. I understand that the environmental review associated with the submittal of this application is preliminary, and that after further evaluation, additional information, reports, studies, applications and/or fees may be required.
5. I understand that if my application is denied, there is no refund of fees paid.
6. I understand that submitting inaccurate or incomplete information may result in delays or denial of my application.
7. I certify that the information provided in this application, including attachments, is accurate and correct to the best of my knowledge.
8. I have read and understand the foregoing, and agree to the submittal of this application.

Signature (Blue Ink):

Date: 10.9.2012

Print Name: Matt Osgood

Check One: Owner Applicant

8. Oak Tree Certification (Certificación de Árboles Robles) (Pursuant to Chapter 22.56, Pt. 16)

Check only one box below:

- By my signature below, I certify that there are no oak trees or oak tree protected zones (five feet from the drip line of the canopy or within 15 feet of any oak tree trunk, whichever distance is greater) located on the subject property or properties.
- By my signature below, I certify that there are oak trees or protected zones (five feet from the drip line of the canopy or within 15 feet of any oak tree trunk, whichever distance is greater) within the subject property or properties, but that no work will be done within these protected areas. This applies to on and off-site oak trees. All oak tree dimensions, including trunk diameter and canopy, should accurately be depicted on the plans and be drawn to an acceptable scale.
- By my signature below, I certify that project activity will occur within the protected zone of an oak tree (five feet from the drip line of the canopy or within 15 feet of an oak tree trunk) and that I have concurrently submitted an Oak Tree Permit application. All oak tree dimensions, including trunk diameter and canopy, are accurately depicted on the plans and drawn to an acceptable scale.

Signature (Blue Ink):

Date: 10.9.2012

Print Name: Matt Osgood

Check One: Owner Applicant Agent

9. Lobbyist Statement (Información de un Grupo de Presión)

The Los Angeles County Lobbyist Ordinance, effective May 7, 1993, requires certification that each person who applies for a County permit is familiar with the requirements or Ordinance No. 93-0031 (Lobbyist Ordinance), and that all persons acting on behalf of the applicant have complied and will continue to comply with the requirements of said Ordinance through the application process. By my signature below, I hereby certify that I am familiar with the requirements of Ordinance No. 93-0031 and understand that making such a certification, and compliance with this ordinance, shall be conditions precedent to granting the permit requested, license, contract or franchise.

Signature (Blue Ink):

Date: 10.9.2012

Print Name: Matt Osgood

Check One: Owner Applicant Agent

Lobbyist Permit Number, If Applicable:

The information requested is required for a Zoning Permit, Director's Review and Oak Tree Permit, pursuant to Sec. 22.56 of the Zoning Ordinance. Failure to provide complete and accurate information will cause delay. All required supplemental information must be submitted with this application. Additional application forms are available at: <http://planning.lacounty.gov/apps>. See instructions and checklist. For assistance, call 213-974-6411 or click <http://planning.lacounty.gov/who>.

THIS SECTION - STAFF USE ONLY - LDCC COMMENTS



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



OAK TREE PERMIT BURDEN OF PROOF

Please identify the number of oak trees proposed for:

0 Removal 1 Encroachment 7 To Remain 7 Total existing oak trees

Pursuant to Zoning Code Section 22.56.2100, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

<p>A. That the proposed construction or proposed use will be accomplished without endangering the health of the remaining trees subject to Part 16 of Chapter 22.56, if any, on the subject property.</p> <p>All existing remaining trees shall be fenced prior to the start of construction.</p>
<p>B. That the removal or relocation of the oak tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.</p> <p>No trees will be removed or relocated.</p>
<p>C. That in addition to the above facts, at least one of the following findings must apply:</p> <ol style="list-style-type: none"> 1. That the removal of oak tree(s) proposed is necessary as continued existence at present location(s) frustrates the planned improvement or proposed use of the subject property to such an extent that: <ol style="list-style-type: none"> a. Alternate development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or b. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized, or 2. That the oak tree(s) proposed for removal or relocation interfere with utility service or streets and highways either within or outside of the subject property and no reasonable alternative to such interference exists other than removal of the tree(s), or 3. That the oak tree(s) proposed for removal, with reference to seriously debilitating disease or other danger of falling, is such that it cannot be remedied through reasonable preservation procedures and practices. 4. That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure. <p>No oak trees will be removed or relocated. The proposed work will encroach into the protected zone of one oak tree.</p>