PLANNING COMMISSION – November 12, 2026
REQUIRED FINDINGS FOR:

16401 Kennedy Road
Tree Removal Permit Application T25-148

Consider an Appeal of a Community Development Director Decision to Approve a Large Protected Tree Removal on Property Zoned R-1:10. APN 532-15-036. Categorically Exempt Pursuant to the California Environmental Quality Act, Section 15303: New Construction, and 15304: Minor Alterations to Land. Property Owner: Mazen Louis. Applicant: West Valley Arborists, Inc. Appellant: Amr Abdelrazik. Project Planner: Ryan Safty.

Required finding for CEQA:

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction, and Section 15304: Minor Alterations of Land. The permit is for the removal of a large protected tree associated with the construction of a new residential dwelling unit.

Required finding for Tree Removal Permit Approval:

- Pursuant to Town Code Section 29.10.0992, required Finding 4 for removal of a protected tree can be made.

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