

A G E N D A
**PLANNING COMMISSION
OF THE CITY OF BRADBURY**
REGULAR MEETING
Wednesday, May 24, 2023 – 7:00 P.M.
BRADBURY CIVIC CENTER
600 Winston Avenue, Bradbury, CA 91008

The City of Bradbury will gladly accommodate disabled persons wishing to communicate at a City public meeting. If you need special assistance to participate in this meeting, please call the City Manager's Office at +1 (626) 358-3218 at least 48 hours prior to the scheduled meeting.

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available for public review at City Hall, 600 Winston Avenue, Bradbury, CA 91008, during normal business hours; 8:30 am - 5:00 pm, Monday through Friday.

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

- 2. ROLL CALL** Chairperson: Chelsea Halbmann
Vice-Chairperson: Darlene Kuba
Commissioners: Frank Hernandez, Robert Jones, and Melodie Szymkowski

3. SUPPLEMENTAL INFORMATION FROM STAFF REGARDING AGENDA ITEMS

- 4. AGENDA** Approval of the agenda as presented or as modified.

- 5. MINUTES** Approval of the minutes for the Regular Meeting of March 22, 2023.

- 6. FAIR POLITICAL PRACTICES ACT** In compliance with the California State Fair Political Practices Act, each Planning Commissioner has the responsibility of disclosing any direct or indirect potential for a personal financial impact that could result from participation in the decision-making process of development applications.

RECOMMENDATION: Receive and file the report as presented or as modified.

- 7. PUBLIC COMMENT** Anyone wishing to address the Planning Commission on any matter that is not on this agenda for a public hearing may do so at this time. Please state your name and address clearly for the record and limit your remarks to five minutes.

Please note that while the Planning Commission values your comments, the Planning Commission cannot respond, nor take action until such a time as a matter may appear on a forthcoming agenda.

Routine requests for action should be referred to City staff during normal business hours; 8:30 am to 5:00 pm, Monday through Friday at City Hall, 600 Winston Avenue, Bradbury, CA 91008, or by calling +1 (626) 358-3218, or by email to CityHall@CityofBradbury.org.

8. PUBLIC HEARING

409 DEODAR LANE – PLANNING COMMISSION RESOLUTION NO. PC 23-310

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH THE FINDINGS OF FACT AND DECISION WITH A CATEGORICAL EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) TO CONDITIONALLY APPROVE ARCHITECTURAL REVIEW NO. AR 23-003 FOR A NEW, CONTEMPORARY-STYLE TWO-STORY, 9,500 SQUARE-FOOT, SINGLE-FAMILY RESIDENCE WITH AN ATTACHED 1,500 SQUARE-FOOT, FOUR-CAR GARAGE, AND A DETACHED, 3,800 SQUARE-FOOT, SEMI-SUBTERRANEAN GARAGE/SHOWROOM, AND 4,300 SQUARE FEET OF ACCESSORY STRUCTURES SUCH AS COVERED PATIOS AND A TRASH ENCLOSURE, AND A SWIMMING POOL AND LIGHTED TENNIS COURT AT 409 DEODAR LANE

9. ITEMS FROM STAFF AND COMMISSIONERS

- A. Development Project Status Report
- B. Upcoming agenda items and other matters

10. ADJOURNMENT

The Planning Commission is to adjourn this regular meeting to the regular meeting scheduled for **7:00 p.m., Wednesday, June 28, 2023, at the Bradbury Civic Center.**

"I, Diane Jensen, Assistant City Clerk, hereby certify that this agenda was duly posted at the Bradbury Civic Center entrance no later than 5:00 p.m. on Friday, May 19, 2023."



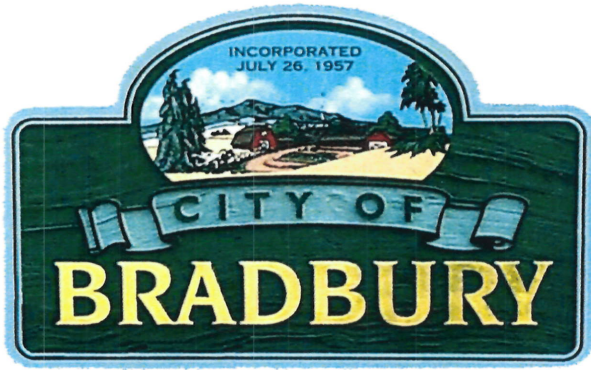
**Diane Jensen, Assistant City Clerk
City of Bradbury**

AGENDA ITEM NO. 5

MINUTES

MARCH 22, 2023

REGULAR MEETING



MINUTES

PLANNING COMMISSION OF THE CITY OF BRADBURY

REGULAR MEETING

Wednesday, March 22, 2023 – 7:00 P.M.

**BRADBURY CIVIC CENTER
600 Winston Avenue, Bradbury, CA 91008**

1. Call to Order & Pledge of Allegiance

The Regular Meeting of the Planning Commission of the City of Bradbury was called to order by Chairperson Chelsea Halbmann at 7:00 p.m., followed by the Pledge of Allegiance.

2. Oath of Office

The Oath of Office was administered to newly appointed Planning Commissioner, Melodie Szymkowski, by Assistant City Clerk, Diane Jensen.

3. Roll Call

Present: Chairperson Chelsea Halbmann, Vice-Chairperson Darlene Kuba, Commissioners Frank Hernandez, Robert Jones, and Melodie Szymkowski.

Absent: None

Staff in attendance were City Manager Kevin Kearney, City Planner Jim Kasama, Assistant City Clerk Diane Jensen, and Management Analyst Sophia Musa.

4. Supplemental Information from Staff Regarding Agenda Items

None

5. Agenda

Vice-Chairperson Kuba moved to approve the agenda as presented. Commissioner Hernandez seconded the motion, which carried.

6. Minutes

Vice-Chairperson Kuba moved to approve the minutes for the February 22, 2023, Regular Meeting as presented. Commissioner Hernandez seconded the motion, which carried.

7. Fair Political Practices Act

The report states that for the project at 703 Braewood Drive, none of the Commissioners resides within 500 feet of the subject property. It was recommended that the report be received and filed as presented.

Vice-Chairperson Kuba moved to order the report received and filed as presented. Commissioner Hernandez seconded the motion, which carried.

8. Public Comment

None

9. Public Hearing

703 Braewood Drive – Planning Commission Resolution No. PC 23-309

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH THE FINDINGS OF FACT AND DECISION WITH A CATEGORICAL EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) TO CONDITIONALLY APPROVE ARCHITECTURAL REVIEW NO. AR 23-002 FOR A NEW DETACHED ACCESSORY STRUCTURE NEAR THE SOUTHWEST CORNER OF THE PROPERTY COMPRISED OF A 513 SQUARE-FOOT CRAFT WORKSHOP AND A 371 SQUARE-FOOT TRELLIS PATIO AND BARBEQUE AREA COVER WITH VARIANCE NO. V 23-001 TO ALLOW THE SOUTHERLY AND WESTERLY SETBACKS TO BE 10 FEET INSTEAD OF THE 15-FOOT REQUIREMENT AT 703 BRAEWOOD DRIVE

City Planner Kasama presented a report for Architectural Review No. AR 23-002 and Variance No. V 23-001. There were no questions from the Commissioners, and Chairperson Halbmam opened the public hearing.

Mr. Paul Mandelin, the owner of 703 Braewood Drive addressed the Planning Commission to explain the purpose of the proposed project and the difficulties encountered in siting and designing it.

Chairperson Halbmam asked if the existing landscaping will remain. Mr. Mandelin said, yes, it would remain.

There being no other speakers, Chairperson Halbmam closed the public hearing.

Commissioner Jones stated that the project is well designed.

Commissioner Hernandez asked if there were any comments from the neighbors. City Planner Kasama said that there were not.

Vice-Chairperson Kuba moved to adopt Resolution No. PC 23-309 as drafted to conditionally approve the project with a Categorical Exemption under the California Environmental Quality Act (CEQA). Commissioner Jones seconded the motion. The motion carried by the following 5 to 0 vote:

Ayes: Chairperson Halbmam, Vice-Chairperson Kuba, Commissioners Hernandez, Jones, and Szymkowski

Noes: None

10. Items from Staff and Commissioners

The Development Project Status Report for March 2023 was presented. Commissioner Hernandez asked about the two projects in the hillside areas. City Manager Kearney explained that both projects are no longer being processed. The Oak View Estates Project was for the westerly area and the applicant stopped the CEQA review and the project was terminated. The project for the easterly area was called the Chadwick Ranch Estates and it was put on hold by the applicant in July.

Upcoming agenda items – City Planner Kasama said that there is a project proposed for 409 Deodar Lane that has been approved by the Bradbury Estates, but will probably not be ready for the April meeting, and there are no other projects tracking for the April meeting.

Other matters – Management Analyst Musa said that the annual Community Cleanup would be on April 13 to the 15th, with shredding to be provided on the 15th. There would also be composting kits available.

There were no items raised by the Commissioners.

11. Adjournment

At 7:14 p.m., Chairperson Halbmann adjourned the meeting to the regular meeting scheduled for 7:00 p.m. on Wednesday, April 26, 2023, at the Bradbury Civic Center.

Chelsea Halbmann, Chairperson

Diane Jensen, Assistant City Clerk

AGENDA ITEM NO. 6

**FAIR POLITICAL PRACTICES ACT
MEMORANDUM RE: AGENDA ITEM NO. 8**



Chelsea Halbmam, Chairperson (District 5)
Darlene Kuba, Vice Chairperson (District 3)
Frank Hernandez, Commission Member (District 1)
Robert Jones, Commission Member (District 4)
Melodie Szymkowski, Commission Member (District 2)

City of Bradbury Planning Commission Memorandum

TO: Honorable Chairperson and Commission Members
FROM: Diane Jensen, Assistant City Clerk
DATE: May 16, 2023
SUBJECT: May 24, 2023, Regular Planning Commission Meeting

FAIR POLITICAL PRACTICES ACT

In compliance with the California State Fair Political Practices Act, each Planning Commissioner has the responsibility of disclosing any direct or indirect potential for a personal financial impact that could result from participation in the decision-making process of the following development application:

Agenda Item No. 8:

409 Deodar Lane – Planning Commission Resolution No. PC 23-310

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH THE FINDINGS OF FACT AND DECISION WITH A CATEGORICAL EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) TO CONDITIONALLY APPROVE ARCHITECTURAL REVIEW NO. AR 23-003 FOR A NEW, CONTEMPORARY-STYLE TWO-STORY, 9,500 SQUARE-FOOT, SINGLE-FAMILY RESIDENCE WITH AN ATTACHED 1,500 SQUARE-FOOT, FOUR-CAR GARAGE, AND A DETACHED, 3,800 SQUARE-FOOT, SEMI-SUBTERRANEAN GARAGE/SHOWROOM, AND 4,300 SQUARE FEET OF ACCESSORY STRUCTURES SUCH AS COVERED PATIOS AND A TRASH ENCLOSURE, AND A SWIMMING POOL AND LIGHTED TENNIS COURT AT 409 DEODAR LANE

Commissioners residing within 500 feet of 409 Deodar Lane: None

AGENDA ITEM NO. 8

PUBLIC HEARING

409 DEODAR LANE

PLANNING COMMISSION RESOLUTION NO. PC 23-310

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH THE FINDINGS OF FACT AND DECISION WITH A CATEGORICAL EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) TO CONDITIONALLY APPROVE ARCHITECTURAL REVIEW NO. AR 23-003 FOR A NEW, CONTEMPORARY-STYLE, TWO-STORY, 9,500 SQUARE-FOOT, SINGLE-FAMILY RESIDENCE WITH AN ATTACHED 1,500 SQUARE-FOOT, FOUR-CAR GARAGE, AND A DETACHED, 3,800 SQUARE-FOOT, SEMI-SUBTERRANEAN GARAGE/SHOWROOM, AND 4,300 SQUARE FEET OF ACCESSORY STRUCTURES SUCH AS COVERED PATIOS AND A TRASH ENCLOSURE, AND A SWIMMING POOL AND LIGHTED TENNIS COURT AT 409 DEODAR LANE



Chelsea Halbmann, Chairperson (District 5)
Darlene Kuba, Vice Chairperson (District 3)
Frank Hernandez, Commission Member (District 1)
Robert Jones, Commission Member (District 4)
Melodie Szymkowski, Commission Member (District 2)

City of Bradbury Planning Commission Agenda Report

TO: Honorable Chairperson and Commission Members
FROM: Jim Kasama, City Planner
DATE: May 24, 2023
SUBJECT: 409 DEODAR LANE – RESOLUTION NO. PC 23-310

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH THE FINDINGS OF FACT AND DECISION WITH A CATEGORICAL EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) TO CONDITIONALLY APPROVE ARCHITECTURAL REVIEW NO. AR 23-003 FOR A NEW, CONTEMPORARY-STYLE, TWO-STORY, 9,500 SQUARE-FOOT, SINGLE-FAMILY RESIDENCE WITH AN ATTACHED 1,500 SQUARE-FOOT, FOUR-CAR GARAGE, AND A DETACHED, 3,800 SQUARE-FOOT, SEMI-SUBTERRANEAN GARAGE/SHOWROOM, AND 4,300 SQUARE FEET OF ACCESSORY STRUCTURES SUCH AS COVERED PATIOS AND A TRASH ENCLOSURE, AND A SWIMMING POOL AND LIGHTED TENNIS COURT AT 409 DEODAR LANE

AGENDA ITEM NO. 8

SUMMARY

The architect, Mr. Philip Chan of PDS Studio, submitted Architectural Review application number AR 23-003 for a new, contemporary-style, two-story, 9,500 square-foot, single-family residence with an attached 1,500 square-foot, four-car garage, and a detached, 3,800 square-foot, semi-subterranean garage/showroom, and 4,300 square feet of accessory structures such as covered patios and a trash enclosure, and a swimming pool and lighted tennis court at 409 Deodar Lane.

The subject property is a rectangular-shaped, corner lot fronting on Deodar Lane with an area of approximately 2.55 acres (110,995 square feet). Attached are the Assessor Map and Aerial Photo (Attachment B). According to the Los Angeles County Assessor's information, the property was last developed in 1959 with a 3,835 square-foot, single-family residence with three bedrooms and three bathrooms.

The proposed development complies with the Development Code and is designed to conform with the site and the neighborhood. The project has been approved by the Bradbury Estates Homeowner Association (HOA) and Community Services District (CSD). It is recommended that the Planning Commission adopt the attached draft Resolution No. PC 23-310 (Attachment A) to conditionally approve the proposed project.

PROJECT DESCRIPTION

The proposed project is a new, contemporary-style, two-story, 9,500 square-foot, single-family residence with an attached 1,500 square-foot, four-car garage, and a detached, 3,800 square-foot, semi-subterranean garage/showroom, and 4,300 square feet of accessory structures such as covered patios and a trash enclosure, and a swimming pool and lighted tennis court.

The new residence is to be built on the existing, graded, building area, and will not exceed a height of 28 feet. The property is at the northeasterly corner of Deodar Lane and Starlite Drive. The main entry is to be from Deodar Lane with a secondary driveway off Starlite Drive. Grading is necessary for the new driveways, which must comply with fire access requirements, and for the new tennis court and terrace that will provide access between the residence and tennis court. The grading and the structures have been designed to conform with the topography of the site. Attachment C are the Site Plan and a 3-D View.*

ANALYSIS

The property is zoned A-5, is subject to the Hillside Development Standards, and is in the Bradbury Estates. The proposed project complies with the A-5 and hillside development standards, and the design guidelines, and is allowed with approval of the Architectural Review application. The project was conditionally approved by the Bradbury Estates on December 12, 2022. Their conditions of approval are provided as Attachment D. The pertinent site information is as follows:

Address	409 Deodar Lane
Assessor Parcel Number	8527-004-009
General Plan Designation	Agriculture / Estate Residential – Five Acres
Zoning District	A-5 Agriculture Residential Estate
Lot Area	2.55 Acres – 110,995 Square Feet
Lot Frontage	Approximately 324 Feet along Deodar Lane
Lot Depth	Approximately 397 Feet
Average Slope	28.27 Percent

* In accordance with recent State legislation (SB 1214) only a site plan and massing diagram can be included for posting on the Internet (i.e., the City Website) unless the designer consents to the inclusion of the other copyrighted documents. In this case, the architect has asked that only the Site Plan and a 3-D View be posted. A full-scale copy of the proposed plans has been provided to each Planning Commissioner and a copy is available for the public to review at City Hall during normal business hours; Monday through Friday from 8:30 a.m. to 5:00 p.m.

The following table indicates that the proposed project meets the applicable development standards of a hillside lot in the A-5 zone:

Development Feature	A-5 Hillside Standard	Proposal	Complies?
Front Setback	Minimum 50 Feet	50 Feet to Tennis Court	Yes
Easterly Side Setback	Minimum 25 Feet	116 Feet	Yes
Westerly Side Setback	Minimum 50 Feet	50 Feet	Yes
Rear Setback	Minimum 25 Feet	50 Feet	Yes
Height	Maximum 28 Feet	28 Feet	Yes
Open Space	60 Percent	79 Percent	Yes

The City of Bradbury Design Guidelines and Architectural Review standards are intended to create aesthetically pleasing and well-designed structures and sites that are compatible with surrounding developments and preserves the scenic character of the City. Architectural styles are not dictated to applicants, but the architectural character of the buildings on a lot should be clear and consistent with unifying features. The Ridgeline Preservation limitations are intended to preserve the view of ridgelines and hills in the City.

The proposed new residence and accessory features comply with the development standards for a hillside lot in the A-5 zone and the design guidelines. The proposed new residence will be built on an existing graded area and the proposed accessory structures are to be terraced to conform with the topography of the site. The size and massing of the proposed improvements are consistent with other new developments in the neighborhood. Compliance with the setback requirements and landscaping will maintain privacy and screen the development from the neighbors.

The existing building area is below the level of the adjacent lot to the north, and the height limit of 28 feet with the terracing of the accessory structures assures that the development will not interfere with or obstruct any ridgelines, nor interfere with the neighbors' views. Grading is required for the areas of the new accessory structures and to have the driveways conform with Fire Department requirements.

The existing topography and landscaping, including oak trees and other prominent trees were considered in designing the project. The proposed landscaping plan clearly defines landscape and hardscape areas. The siting and grading for the structures avoids impacting as much of the existing landscaping as possible. An arborist examined the impacts of the proposed development on the existing trees, and the removal of any oak trees or other prominent trees will be subject to a permit per the City's tree preservation provisions and shall be replaced with the appropriate amount, species and sizes of native trees. Conditions of approval are included in the attached draft resolution (Attachment A) to ensure that the grading and landscaping comply with all applicable standards.

ENVIRONMENTAL REVIEW

It is recommended that the project be determined to qualify as Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) pursuant to

Section 15303 of the CEQA Guidelines for a new, single-family residence and accessory structures in a residential zone.

FINDINGS

The Planning Commission must make a series of findings when issuing decisions on Architectural Reviews, which include Neighborhood Compatibility and Ridgeline Preservation provisions. The proposed project meets the required findings stated in Section 9.34.040 of Chapter 34 of the Bradbury Development Code for Architectural Review. The recommended findings and justifications are included in the attached draft resolution (Attachment A), and it is recommended that the Planning Commission approve the proposed project, which complies with the City's development standards and design guidelines.

PLANNING COMMISSION ALTERNATIVES

The Planning Commission is to open a public hearing and solicit testimony on the proposed project. After the testimony, the Commission will have the following options:

Option 1. Close the public hearing and determine that the findings can be made for conditional approval of the proposed project and that the project is Categorically Exempt under CEQA and approve a motion to adopt the attached Resolution No. PC 23-310 as presented or as modified by the Commission.

Option 2. Close the public hearing and determine that the findings cannot be made for approval of the proposed project or a Categorical Exemption under CEQA, and approve a motion to deny the proposed project with statements of the specific findings and reasons why the findings cannot be met, and direct staff to prepare the appropriate resolution for adoption at the next regular meeting.

Option 3. If the Planning Commission determines that the proposed project as presented cannot be approved, but with additional information or minor adjustments could satisfy the requisite findings for approval and a Categorical Exemption under CEQA, then the Commission may approve a motion to continue the public hearing as open to the regular meeting of Wednesday, June 28, 2023, and direct the applicant to provide the necessary information to the City by Monday, June 5, 2023.

RECOMMENDATION

Option 1 is recommended; that the Planning Commission close the public hearing and determine that the findings can be made for conditional approval of the proposed project and that the project is Categorically Exempt under CEQA and approve a motion to adopt the attached Resolution No. PC 23-310 as presented.

ATTACHMENTS

- A. Resolution No. PC 23-310
- B. Assessor Map & Aerial Photo
- C. Proposed Site Plan and 3-D View
- D. Bradbury Estates Conditions of Approval

ATTACHMENT A

PLANNING COMMISSION RESOLUTION NO. PC 23-310

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH THE FINDINGS OF FACT AND DECISION WITH A CATEGORICAL EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) TO CONDITIONALLY APPROVE ARCHITECTURAL REVIEW NO. AR 23-003 FOR A NEW, CONTEMPORARY-STYLE, TWO-STORY, 9,500 SQUARE-FOOT, SINGLE-FAMILY RESIDENCE WITH AN ATTACHED 1,500 SQUARE-FOOT, FOUR-CAR GARAGE, AND A DETACHED, 3,800 SQUARE-FOOT, SEMI-SUBTERRANEAN GARAGE/SHOWROOM, AND 4,300 SQUARE FEET OF ACCESSORY STRUCTURES SUCH AS COVERED PATIOS AND A TRASH ENCLOSURE, AND A SWIMMING POOL AND LIGHTED TENNIS COURT AT 409 DEODAR LANE

PLANNING COMMISSION RESOLUTION NO. PC 23-310

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH THE FINDINGS OF FACT AND DECISION WITH A CATEGORICAL EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) TO CONDITIONALLY APPROVE ARCHITECTURAL REVIEW NO. AR 23-003 FOR A NEW, CONTEMPORARY-STYLE, TWO-STORY, 9,500 SQUARE-FOOT, SINGLE-FAMILY RESIDENCE WITH AN ATTACHED 1,500 SQUARE-FOOT, FOUR-CAR GARAGE, AND A DETACHED, 3,800 SQUARE-FOOT, SEMI-SUBTERRANEAN GARAGE/SHOWROOM, AND 4,300 SQUARE FEET OF ACCESSORY STRUCTURES SUCH AS COVERED PATIOS AND A TRASH ENCLOSURE, AND A SWIMMING POOL AND LIGHTED TENNIS COURT AT 409 DEODAR LANE

WHEREAS, the Planning Commission considered Architectural Design Review No. AR 23-003 that was filed by the architect, Mr. Philip Chan of PDS Studio, for a new, contemporary-style, two-story, 9,500 square-foot, single-family residence with an attached 1,500 square-foot, four-car garage, and a detached, 3,800 square-foot, semi-subterranean garage/showroom, and 4,300 square feet of accessory structures such as covered patios and a trash enclosure, and a swimming pool and lighted tennis court at 409 Deodar Lane, which is zoned A-5, is subject to the Hillside Development Standards, and is in the Bradbury Estates. The property is a 2.55-acre corner lot and is assigned Assessor Parcel Number 8527-004-009.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF BRADBURY, DOES HEREBY RESOLVE, FIND, AND DETERMINE AS FOLLOWS:

SECTION A. The Planning Commission finds that a duly noticed public hearing has been conducted at the regular meeting on May 24, 2023, in accordance with the provisions of the Bradbury Municipal Code relative to this matter.

SECTION B. The Planning Commission finds and declares that the information in the agenda report, and the testimony at the public hearing are incorporated in this Resolution and comprises the bases on which the findings have been made.

SECTION C. The Planning Commission declares that the project meets the following required findings stated in Section 9.34.040 of Chapter 34 (Architectural Review) of the Bradbury Development Code:

1. That the proposed development is designed and will be developed to preserve to the greatest extent practicable the natural features of the land, including the existing topography and landscaping. The proposed new single-family residence will be built on an existing graded area, and the proposed accessory structures are to be terraced to conform with the topography of the site.

2. That the proposed development is designed and will be developed in a manner which will be reasonably compatible with the existing neighborhood character in terms of

scale of development in relation to surrounding residences and other structures. The proposed new single-family residence and accessory structures are in scale with other developments on the surrounding properties and neighborhood. The proposed setbacks and landscaping will provide sufficient distance and screening from the surrounding properties so as not to impose on the neighbors.

3. That the proposed development is designed and will be developed in a manner which will preserve to the greatest extent practicable the privacy of persons residing on adjacent properties. The proposed new single-family residence and accessory structures comply with the setback requirements and the lot will be landscaped to preserve the neighbors' privacy.

4. The requirements of the ridgeline and view preservation regulations have been met. The proposed new single-family residence will not exceed the maximum building height limit of 28 feet, which is lower than the adjacent lot to the north, and the proposed accessory structures will be terraced to conform with the topography of the site. The new structures will not interfere with any important views of the neighboring properties.

5. That the proposed development is designed and will be developed in a manner to the extent reasonably practicable so that it does not unreasonably interfere with neighbors' existing views, view of ridgelines, valleys, or vistas. The location of the proposed new single-family residence and accessory structures will be sufficiently distant from neighboring developments and are designed so as not to interfere with views of the hills and ridgelines to the north of the property.

6. The requirements of the tree preservation and landscaping regulations have been met. An arborist examined the impact of the proposed development on the existing trees, and the removal of any oak trees or other prominent trees will be subject to a permit per the City's tree preservation provisions and shall be replaced with the appropriate amount, species, and sizes of trees.

7.a. That the design minimizes the appearance of over or excessive building substantially in excess of existing structures in the neighborhood, in that the square footage of the structure(s) and the total lot coverage of the development shall reflect the uncrowded character of the City and the neighborhood. The size of the proposed new single-family residence is consistent with other developments in the area and the proposed height will not exceed the maximum building height limit of 28 feet. The proposed design provides for 79 percent of the lot to be open space.

7.b. That the design minimizes the appearance of over or excessive building substantially in excess of existing structures in the neighborhood, in that the height(s) of the structure(s) shall maintain to the extent reasonably practicable, consistency with the heights of structures on neighboring properties. The proposed heights of the new single-family residence and accessory structures will not exceed the applicable maximum building height limits, are consistent with the heights of newer structures in the area and will be set into the topography to conform with the site.

8. That the proposed development is designed and will be developed in a manner that is consistent with the City's Design Guidelines. The proposed new single-family residence and accessory structures are of a quality design with architectural consistency in accordance with the City's Design Guidelines. The proposed project has been approved by the Bradbury Estates Homeowners Association (HOA) and Community Services District (CSD).

SECTION D. The Planning Commission declares that the project is consistent with the City's Hillside Development Standards (Chapter 97) of the Bradbury Development Code. The Hillside Development Standards apply to the subject property per Section 9.97.020 of the Bradbury Development Code as the property has more than two acres of land area and an average slope that is greater than ten percent. However, the location of the new residence will be on an existing graded building area accessible by an existing graded roadway, such that per Section 9.97.020.(d), the hillside setback requirements may be modified so that the underlying A-5 zone setback requirements are the governing standards. The proposed development complies with the setback requirements and all other standards of the A-5 zoning.

SECTION E. The Planning Commission finds that the project is Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the CEQA Guidelines for a new single-family residence and accessory structures in a residential zone.

SECTION F. The Planning Commission hereby approves Architectural Review No. AR 23-003 for the project based on the submitted information and plans and subject to the following conditions, all of which shall be complied with to the satisfaction of the City Manager or designees:

1. Except as set forth in subsequent conditions, all inclusive, development of the new residence, accessory structures, swimming pool and tennis court shall take place substantially as shown on the submitted plans presented to the Planning Commission for the May 24, 2023, regular meeting.

2. The applicant/developer shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claim, action, or proceeding, damages, costs (including, without limitation, attorney's fees), injuries, or liability against the City or its agents, officers, or employees arising out of the City's approval of the proposed project. The City shall promptly notify the applicant/developer of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant/developer of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the applicant/developer shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Although the applicant/developer is the real party in interest in an action, the City may, at its sole discretion, participate in the defense of any action with the attorney of its own choosing, but such participation shall not relieve the applicant/developer of any obligation under this condition, including the payment of attorney's fees. Applicant/developer shall promptly pay any final judgment rendered against the City.

3. The owner of the subject property shall file an Acknowledgment Form for the conditions and provisions set forth in this Planning Commission Resolution prior to or concurrent with the submission of plans to the Department of Building and Safety. This Resolution and the Acknowledgment Form shall be included in the plans that are submitted to the Department of Building and Safety.

4. The proposed project shall comply with all applicable City, County, State, and federal regulations, including requirements of the Building, Fire, Planning, and Engineering Departments, including adequate sewer service, domestic water service, fire flow, and pollution control measures.

5. All exterior building, landscaping, and safety/security lighting shall be low-voltage, non-glare, and shall be hooded or shielded so as not to direct lighting off the subject property. This requirement shall be noted on the construction plans.

6. The project, the site and the adjacent areas shall be improved and maintained to the satisfaction of the Bradbury Estates Homeowners Association (HOA) and Community Services District (CSD) with the following Standard Conditions of Approval that shall be included in the construction plans:

a. New street frontage wrought-iron fencing with columns shall be installed on both Deodar Lane and Starlite Drive down to the corner and fabricated and installed on the bias to run with the contour of the land.

b. Create an unobstructed ten-foot, flat parkway on Starlite Drive down to the corner with synthetic turf as approved by the HOA.

c. Prior to foundation inspections, all of the following shall be installed and provided: street and parkway improvements for both Deodar Lane and Starlite Drive, such as the new columns and fencing; replacement of any missing street curbs on Starlite Drive; reimbursement to the CSD for the new approved rolled curbs on Deodar Lane; and repair or replacement of any paving section identified by the CSD, to the middle of the street or the property line, whichever is the greater. All utility meters shall be level with the parkway.

d. Install new stone or stamped concrete entry paving from back of curb to the entry gates on Deodar Lane.

e. Prior to construction activity, the owner's general contractor shall conduct a pre-construction meeting onsite that shall include the superintendent, City Building Inspector, City Engineer, the project civil engineer, and a CSD Representative.

f. Prior to construction activity, the owner's general contractor shall provide the CSD a Construction Schedule in Gantt Chart format or similar. During construction, every 60 days, the general contractor shall email to the CSD an updated Construction Schedule.

g. Prior to construction activity, the owner's general contractor shall provide the CSC a Project Directory that includes the Contractor's, Project Manager's and Superintendent's names, email addresses, office addresses, and office and cell phone numbers.

h. Prior to Grading and Building Permit Issuance, the County Sanitation or Sewer Reimbursement fees and all CSD building and grading fees shall be paid through the City Building Department. If sewers have not been installed in the street, a future sewer line shall be installed for future connection.

i. When a new sewer line is installed in the street, the property owner shall within six months connect to the new sewer line; pay all County sewer, Sanitation District, and CSD reimbursement fees; and provide a lateral to the street frontage.

j. Prior to Grading and Building Permit issuance, all contractors shall obtain City Business Licenses.

k. Prior to Certificate of Occupancy/Building Final, all subcontractors shall obtain City Business Licenses, and the general contractor shall submit to the Building Department a list of all subcontractors and their City Business License information.

l. Existing oak trees and other prominent specimens shall be identified on civil and landscaping plans. All existing trees to be preserved on the property shall be properly pruned prior to the beginning of construction activity under the supervision of the project arborist.

m. Prior to Grading and Building Permit issuance, the applicant shall obtain Fire Department approval of the following: widths of driveway entries, locations and accesses to all structures, plant materials, and access to fire hydrants and connections.

n. All structures are to be fire sprinklered.

o. Approved plans shall be made available at the job site at all times.

p. Parking on roadways or parkways is not permitted at any time.

q. All contractors and subcontractors shall adhere to City workdays and hours. No construction work is to be done on Sundays or Holidays.

r. Any deviations from the approved plans during construction shall be submitted to the Building Department and HOA for review and approval.

s. All contractors and subcontractors are to ensure that no dust leaves the site.

t. The construction site shall be maintained and kept clean at all times.

u. The owner's general contractor shall attend CSD meetings when required by the CSD during the construction to address community and CSD concerns.

7. The project, the site and the adjacent areas shall be improved and maintained to the satisfaction of the Bradbury Estates Homeowners Association (HOA) and Community Services District (CSD) with the following Project Specific Conditions of Approval that shall be included in the construction plans:

a. Street plans that show details of CSD approved concrete rolled curbing with new twenty-foot CSD approved asphalt sections.

b. Deodar Lane and Starlite Drive parkway grass to be synthetic turf. The parkways shall be level for a minimum of ten (10) feet. The synthetic turf material must be approved by the CSD.

c. The entry gate widths are to be a minimum of 16 feet clear when in the open position.

d. Provide tubular gooseneck entry kiosks with Fire Department Knox key switch. The mailbox is to be on Deodar Lane and is to be approved by the HOA.

e. Provide details and physical samples of entry driveway interlocking pavers. Wrought-iron material shall be solid if less than 5/8-inch and of a gauge to be approved by the HOA in shop drawings.

f. Provide details and cut sheets of entry column light fixtures. No lights shall be on other columns or walls. Entry columns lights shall be on a photocell with on-and-off time clock.

g. Identify and provide rain gutter and other copper material samples. PVC gutters and downspouts are not allowed.

h. Identify exterior window materials and colors. Specify metal clad pre-finished, wood pre-primed or copper. Windows shall have true divided lights, not simulated. Vinyl windows are not allowed.

i. All exterior materials, types and finishes for the attached guest suite shall match the main residence, including the windows, roofing, plaster, and paint.

j. The trash enclosure shall have a capacity for at least two, three-yard trash bins. The enclosure walls shall be constructed of masonry with matching plaster finish and have a steel roof with steel gates that are lockable. The gates and roof shall be delivered to the project "shop primed" and receive a minimum of two (2) coats of finish. There shall be no space over six inches in any dimension in any part of the enclosure to ensure that large animals do not get into the trash enclosure. The trash enclosure shall not have direct access from a street.

k. Foam precast is not allowed.

l. Provide details or specifications of the copper chimney caps.

m. The garage doors are to be permanently screened to not be visible from the streets. Details of the garage doors shall be presented to the HOA for review and approval.

n. The landscaping of the lower area of the site is to be rehabilitated and maintained in a manner acceptable to the HOA. If it is to be left in a natural state, a maintenance covenant is to be recorded to ensure it is kept in a manner consistent with the City's ground cover and property maintenance codes.

o. No decorative animals or figures are permitted along the parkways.

p. The tennis court lights shall be fully shielded so as not to direct lighting off the property.

q. All utilities are to be placed underground.

r. Any and all eucalyptus trees and oleander shrubs shall be removed from the property due to their high fire hazard.

Engineering Conditions of Approval

8. The applicant shall submit Precise Grading Plans for the project showing building footprints, pad elevations, finished grades, drainage routes, all block and retaining walls, erosion control measures, and other pertinent information in accordance with Appendix J of the California Building Code, latest edition, for review and approval by the City Engineer.

9. Along with the Grading Plan, the applicant shall submit a Demolition Plan which identifies the extent of the removals and any structures which are to remain. The existing utilities shall be indicated on the plan and their disposition as part of the construction. An Erosion Control Plan shall be submitted which identifies the Best Management Practices (BMPs) to eliminate any illicit discharges during storm events along with the Demolition Plan. The erosion control measures may be included on the Demolition Plan if space permits.

10. Along with the Grading Plan, the applicant shall also submit a Hydrology and Hydraulic Report which addresses the existing and proposed storm drainage conditions for the site. Any existing regional storm drains adjacent to or within the property shall be analyzed to confirm that it is adequate for any discharges from the proposed development. Hydraulic calculations for any existing and proposed regional storm drains shall be included in the report. Any required easements for the regional storm drains (if any) shall be granted by separate document.

11. Prior to the issuance of any grading or building permits, the applicant shall submit an updated Engineering Geology/Soils Report that includes an accurate description of the geology of the site and conclusions and recommendations regarding the effect of the geologic conditions on the proposed development and include a discussion of the expansiveness of the soils and recommended measures for foundations and slabs on grade to resist volumetric changes of the soil. The report shall cover the geologic conditions of the site at and below the proposed depth of construction. This report shall also include recommendations for surcharge setback requirements in the area of ungraded slopes steeper than five horizontal to one vertical.

12. Prior to the issuance of any permits, the applicant shall submit an erosion control plan to the satisfaction of the City Engineer and all proposed erosion BMPs shall be installed and operable at all times.

13. Prior to issuance of any permits, all new utilities shall be placed underground, including facilities and wires for the supply and distribution of electrical energy, telephone, cable television, etc., to the satisfaction of the City Engineer.

14. The applicant shall connect to the sewer line being constructed within Starlite Drive and reimburse the Bradbury Estates Community Services District (CSD) as identified in the District's Sewer Reimbursement District calculations. The location of the existing sewer mainline, and the existing sewer lateral are to be indicated on the as-built sewer plans provided by the CSD and shall be reflected on the proposed Grading Plan. If a new sewer lateral is to be constructed, it shall also be indicated on the Grading Plan. A sewer clean-out shall be installed at the property line (minimum). Applicant shall review and comply with the Standard Conditions of Approval issued by the Bradbury Estates CSD related to on-site wastewater disposal.

15. The applicant shall remove and abandon any and all existing sewer septic system components to the satisfaction of the City's Building Official and the Los Angeles County Health Department.

16. Prior to issuance of any permits, the applicant shall verify that the proposed development is annexed into the Los Angeles County Sanitation District.

17. Prior to occupancy, the applicant shall verify that any required sewer connection fees have been paid to the City of Bradbury and the County of Los Angeles Department of Public Works, Sewer Maintenance District.

18. The applicant shall obtain a public works permit for all work in or adjacent to the rights-of-way (ROWs). All work within the ROWs shall be in accordance with applicable standards of the City of Bradbury, i.e., Standard Specifications for Public Works Construction (Green Book), and the Work Area Traffic Control Handbook (WATCH), and further that construction equipment ingress and egress shall be controlled by a plan approved by the City Engineer.

19. The applicant shall be responsible for all required street improvements as outlined in the conditions letter from the Bradbury Estates CSD.

20. Building foundation inspections shall not be performed until survey stakes are in place and verified, and a rough grading certification and final soils report have been filed with the City and approved. All drainage facilities must be operable.

21. Prior to the issuance of permits, the applicant must obtain coverage under the General Permit for Discharges of Storm Water associated with Construction Activity, Construction General Permit Order 2012-0006-DWQ (as amended by all future adopted Construction General Permits). The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The applicant must submit a Notice of Intent and Waste Discharger's Identification (WDID) number as evidence of having applied with the Construction General Permit before the City will issue a grading permit. The applicant is ultimately responsible to comply with the requirements of Order No. 2012-0006-DWQ, however, the City shall have the authority to enter the project site, review the project SWPPP, and require modifications and subsequent implementations to the SWPPP to prevent polluted runoff from leaving the project site onto public or private property.

22. This project is subject to Low Impact Development (LID) regulations, and the applicant must submit a site-specific drainage concept and stormwater quality plan (LID Plan) to mitigate post-development stormwater impacts and to implement LID design principles in full compliance with the Los Angeles County DPW LID Manual. If infiltration devices are being proposed, percolation testing shall be performed to calculate an appropriate design infiltration rate per the Los Angeles County Public Works Guideline GS200.1, dated June 30, 2021. A fully executed "Maintenance Covenant for LID Requirements" shall be recorded with the Los Angeles County Registrar-Recorder and submitted to the City prior to the Certificate of Occupancy. Covenant documents shall be required to include an exhibit that details the installed treatment control devices as well as any site design or source control Best Management Practices (BMPs) for post construction. The information to be provided on this exhibit shall include, but not be limited to the following:

- a. 8½" x 11" exhibits with record property owner information.
- b. Types of BMPs (i.e., site design, source control and/or treatment control) to ensure modifications to the site are not conducted without the property owner being aware of the ramifications to BMP implementation.
- c. Clear depiction of the locations of BMPs, especially those located below ground.
- d. A matrix depicting the types of BMPs, frequency of inspection, type of maintenance required, and if proprietary BMPs, the company information to perform the necessary maintenance.
- e. Calculations to support the sizing of the BMPs employed on the project shall be included in the report. These calculations shall correlate directly with the minimum treatment requirements of the current MS4 permit. In the case of implementing infiltration BMPs, a percolation test of the affected soil shall be performed and submitted for review and approval by the City Engineer.

23. The applicant shall provide drainage improvements to carry runoff of storm water in the area proposed to be developed, and for contributing drainage from adjoining properties to the satisfaction of the City Engineer. The proposed drainage improvements shall be based on a detailed hydrology study conforming to the current Los Angeles County Methodology. The proposed storm drain improvements shall be privately maintained by the property owner.

Landscaping Conditions of Approval

24. The landscaping plan check submittals must indicate various ground cover treatments, plant massings (in addition to trees) and the hardscaped areas and materials, colors, and details throughout the site to evaluate the landscape design and conformance to City standards.

25. A tree and plant palette must be provided for the landscaping that is suited to the site conditions and climate, with limited lawn areas, or artificial turf, and low to

moderate water needs. On the final Planting Plan specific plant factors are to be listed for each species, and plants with different plant factors (water use requirements) are not to be used together in the same landscape area (hydrozone).

26. The plan check submittal shall include a complete Irrigation Plan and water use calculations that determine the exact water budget for the landscaping. No more than 15% of the landscape area may be planted in turf. Synthetic turf is allowed, but the type and style must be identified on the plans for review and approval by the City.

27. The project Architect, Landscape Architect, and Civil Engineer must make sure their plans are coordinated with the Arborist Report in showing the correct locations, driplines, and proposed treatments of all trees. For any and all trees to be removed, a Tree Removal Permit must be issued by the City and replacement trees will be required. Replacement trees shall include trees available for relocation from other properties, provided such are available during the construction of this project.

28. All areas under Oak tree canopies must be kept clear of irrigation and planting within 12'-15' of the trunks, or as otherwise required by the project Arborist. Any plantings under drip lines of oak trees shall be low water use plant species. Areas under Oak tree canopies must be on separate irrigation valves to prevent overwatering. To prevent short- and long-term decline, paving, walls, utilities, and other improvements must be designed to minimize impacts on the root systems and canopies of trees that are to remain.

29. All plans must be coordinated with each other and with the Arborist Report regarding existing trees. All existing trees must be shown on all the plans, with indication of which will be protected, and which are proposed for removal. Tree protection notes must be added to all plans, and locations of utilities, storm water devices, paving, and soil compaction will be checked for any conflicts with protected and proposed trees.

30. The plan check landscaping drawing submittals shall include hardscape construction plans, irrigation plans, and planting details that are prepared by a licensed landscape architect or certified irrigation designer, respectively.

31. The completed landscape plans must be coordinated with Demolition, Grading, and Utility plans, as well as with the project Arborist in finalizing trees to be removed, relocated, or protected in place, and in locating and detailing tree protection fencing and other protective measures.

32. The planting design and plant palette shall be in accordance with Los Angeles County Fire Department (LACFD) requirements. If required by the LACFD, the landscaping plan shall include an up-to-date Fuel Modification Plan that is to be reviewed by the LACFD and the final Planting Plan shall be prepared in accordance with the LACFD comments and requirements. If required by the LACFD, the final approved Fuel Modification Plan shall be included in the construction document submittal package.

33. Tree preservation notes shall be included on the plan check submittal Landscape Plan, Site Plan, and Grading Plans, and must be coordinated with the project Arborist recommendations. Notes must be added requiring chain-link fencing at driplines

for all protected Oak trees on the property throughout construction, and notes prohibiting hardscape construction, grading, compaction, trenching, storage of materials, vehicles, or debris, and washing of chemicals or equipment within protection zones for any trees to remain (not just Oaks) must be on the plans. Any demolition or disturbance of soil within tree protection zones shall be done with hand tools under an Arborist's supervision. These measures must be continuously maintained throughout construction.

34. Planting and irrigation designs must conform to the City's Water Efficient Landscape Ordinance (WELO) Chapter 121 of the Bradbury Development Code. Plant species used together in any given planter area must have the same Plant Factor/water requirements; species with different water needs are not to be combined in the same hydrozone. Maximum Applied Water Allowance (MAWA) and Estimated Applied Water Usage (EAWU) calculations must be included in the plan check submittal and shall utilize formulas and coefficients per the recently updated State WELO in place of the original WELO formulas. The ETo (reference evapotranspiration rate) to be used in the MAWA calculation is 51.3.

35. Soil tests and soil management plans, including soil texture, infiltration rate, pH, etc., with amendment recommendations shall be provided for all landscape areas. Soil samples shall be taken in areas that will be landscaped following preliminary grading to accurately test and amend soils that will be used for planting. Notes requiring soil testing, soils management plans, soil amendments, and requiring that contractor(s) install amendments per the soil analyses report and management plan, must be included on the plans submitted for plan check and on any plans identified as, "For bidding purposes only."

36. A complete Irrigation Plan prepared by a licensed landscape architect or certified irrigation designer shall be included in plan check submittals, and shall show and specify the manufacturers, models, and sizes for all drip and spray equipment, piping, control valves, backflow prevention, "smart" irrigation controllers, flow meter/master valves, and other equipment. The water meter shall be shown with size and static pressure details, and connection to the irrigation system must be indicated, and a separate water meter or sub-meter shall be provided to measure irrigation water use separately from domestic use. The irrigation plan shall designate controller station numbers and flow in gallons per minute for each remote-control valve. Irrigation shall be laid out to conform to the edges of planter beds to minimize overflow onto paving, structures, or adjacent landscaping, and different hydrozones shall be on separate control valves. The updated State WELO requires rotary type heads rather than gear-driven rotors for all spray-type sprinkler heads, and drip irrigation for any planter areas that are 10 feet or less in any dimension.

37. The Grading Plan shall be developed so as to avoid impacts on existing trees, with appropriate drainage patterns, and erosion control measures. Site storm water is to be captured on the property and allowed to percolate into the ground to the greatest extent possible based on the City Engineer's direction. In developing the grading layout, the project Civil Engineer must allow the existing elevation levels to be maintained at the bases of trees to remain because any cut or fill in excess of two inches tends to destabilize

or kill trees. Additionally, because good drainage is essential for tree health, grading shall not allow storm water to settle around the bases of trees.

SECTION G. Appeals and Time Extensions.

1. In accordance with Chapter 16 (Appeals) of the Bradbury Development Code, the decision of the Planning Commission is subject to a ten (10) day period within which an appeal may be made by any person, partnership, corporation, public entity, other legal entity, or the applicant, who is aggrieved by the decision, by the filing of a written appeal with the City Clerk, accompanied by the established fee; or called up for review by a City Council Member within the ten (10) day appeal period.

2. Pursuant to the Development Code Chapter 7 (Permit/Entitlement Implementation and Time Extensions), absent a timely filed appeal as specified in Chapter 16, the Planning Commission decision shall be final and conclusive on the tenth day following the date of the approval. If the applicant and/or property owner has not exercised this entitlement (i.e., submitted plans to the Department of Building and Safety) within eighteen (18) months of the effective date of this approval, this entitlement shall expire and be null, void, and of no effect. A request for an extension of the time period for exercising this entitlement may be filed with the City 30 days prior to its expiration, and one (1) extension of up to one (1) year may be granted by the applicable review authority.

SECTION H. The Assistant City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 24th day of May 2023.

Chelsea Halbmann, Chairperson

ATTEST:

Diane Jensen, Assistant City Clerk

I, Diane Jensen, Assistant City Clerk, hereby certify that the foregoing Resolution No. PC 23-310 was duly adopted by the Planning Commission of the City of Bradbury, California, at a regular meeting held on the 24th day of May 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTACHMENT B

Assessor Map & Aerial Photo

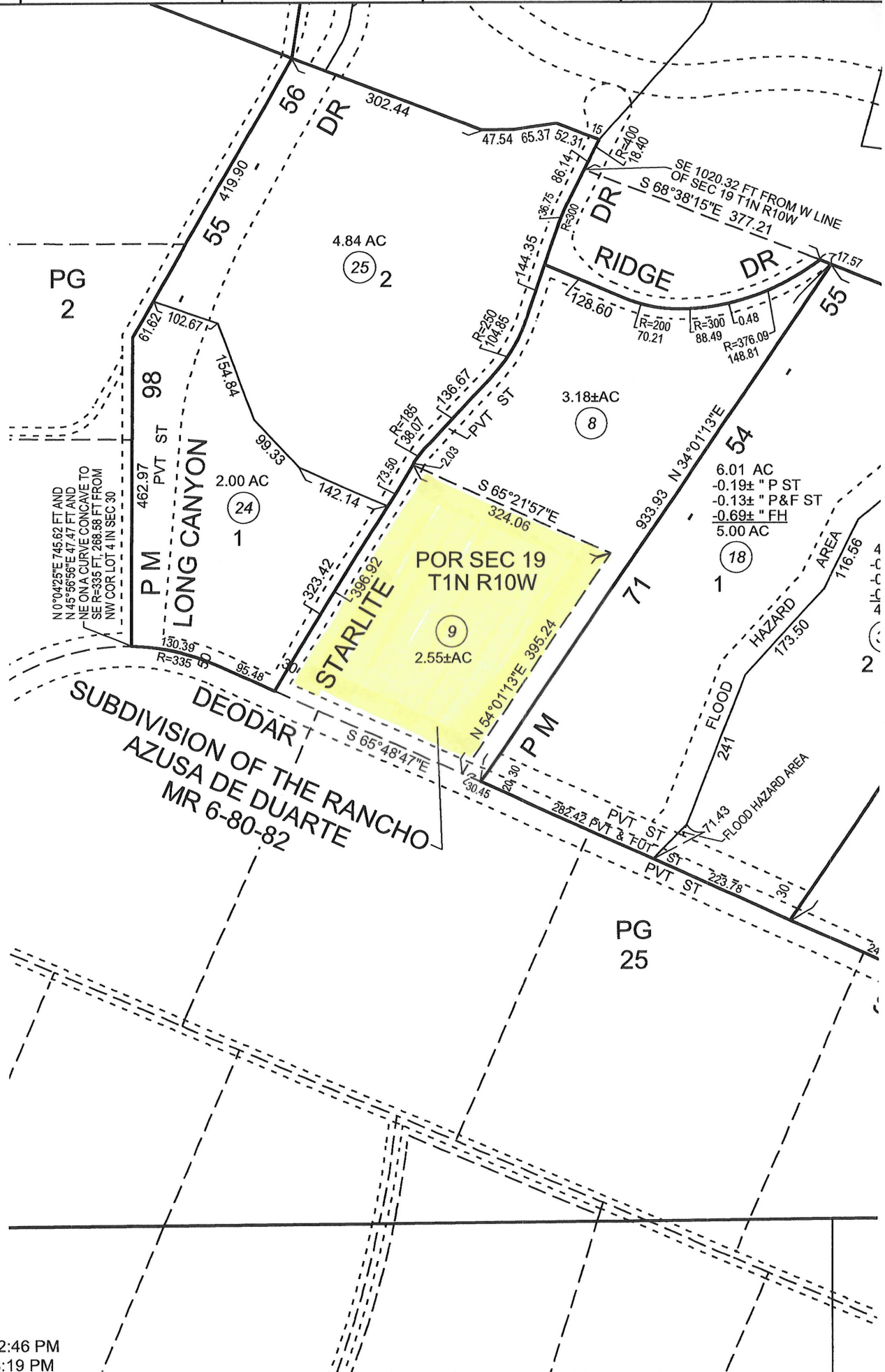
APN 8527-004-009

409 Deodar Lane

2020



MAPPING AND GIS
SERVICES
SCALE 1" = 200'



409 Deodar Lane



ATTACHMENT C

Proposed Site Plan & 3-D View

409 Deodar Lane

In accordance with recent State legislation (SB 1214) only a site plan and massing diagram can be included for posting on the Internet (i.e., the City Website) unless the designer consents to the inclusion of the other copyrighted documents. In this case, the architect has asked that only the Site Plan and a 3-D View be posted. A full-scale copy of the proposed plans has been provided to each Planning Commissioner and a copy is available for the public to review at City Hall during normal business hours; Monday through Friday from 8:30 a.m. to 5:00 p.m.

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Chemical	Concentration
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SITE PLAN

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ALL UTILITIES SERVING THE
PROPERTY TO BE UNDERGROUND

SITE PLAN
SCALE: 1/16" = 1'-0"

SITE PLAN
SCALE: 1/16" = 1'-0"


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2-STORY SFR

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BRADBURY CA 91308

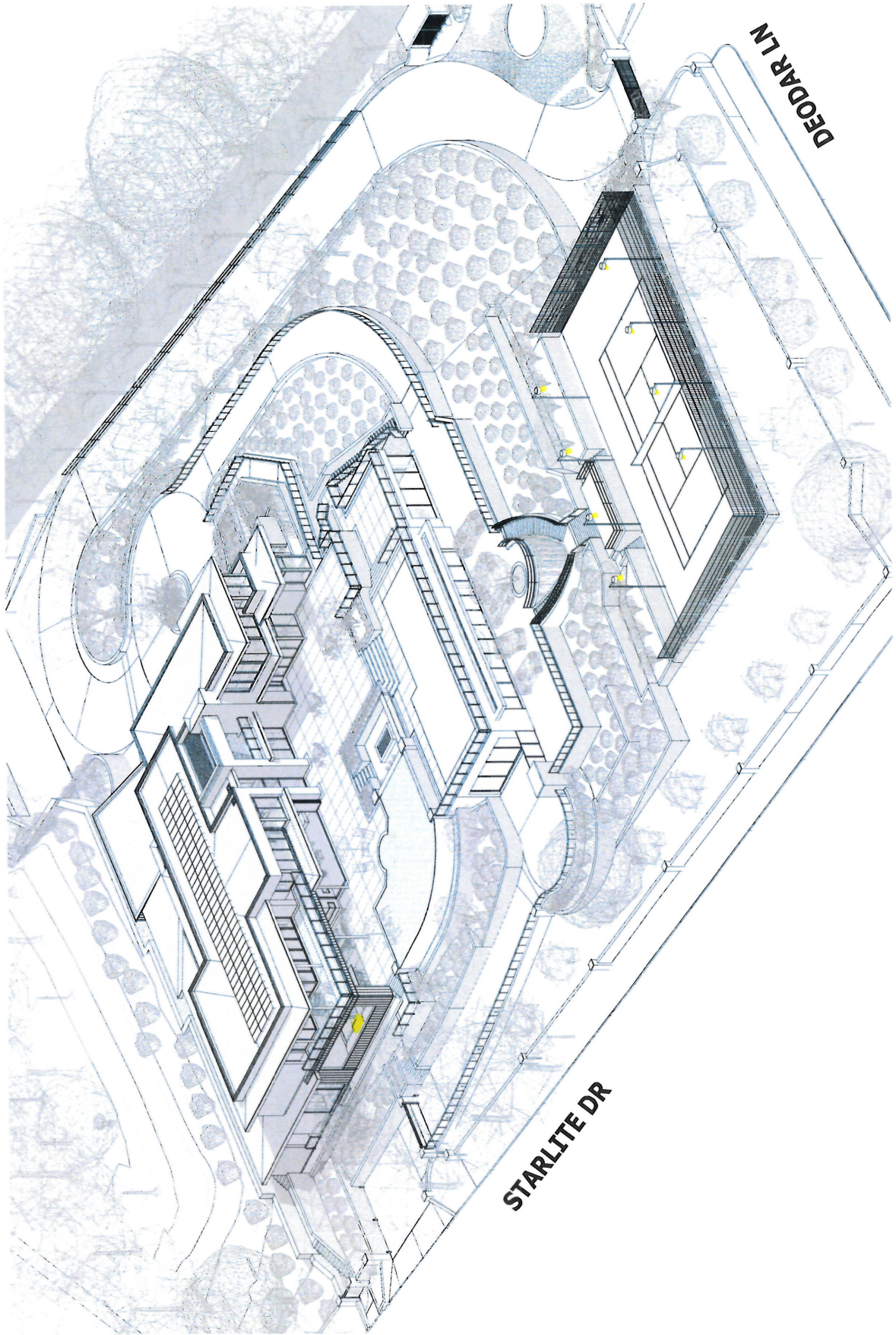
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3D VIEW 1

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5.1



ATTACHMENT D

Bradbury Estates Conditions of Approval

409 Deodar Lane

HOA Conditions of Approval
, 2022
409 Deodar Lane
Bradbury, CA 91008



THE FOLLOWING **CONDITIONS OF APPROVAL** SHALL BE ATTACHED TO THE PLANS. ALL CONDITIONS SHALLS BE INCORPORATED INTO THE DRAWINGS AND COMPLETED WITH CONSTRUCTION PRIOR TO BUILDING FINAL AND OCCUPANCY.

STANDARD CONDITIONS OF APPROVAL:

1. New street frontage wrought Iron fencing with columns shall be installed on both Deodar Lane and Starlite down to the corner, fabricated and installed on the bias to run with the contour of the land.
2. Create a unobstructed ten foot flat parkway on Starlite down to the corner with synthetic turf as approved by the HOA
3. Prior to foundation inspections, both streets and parkway improvements, such as the new columns and fencing, replace any missing street curbs on Starlite and reimburse the CSD for their new approved rolled curbs on Deodar Lane. Repair or replace any paving section to the middle of the street or the property line whichever the greater. All utility meters shall be level with the parkway.
4. Install new stone or stamped concrete entry paving from back of curb to the entry gates on Deodar Lane.
5. Prior to construction activity, Owner's General Contractor shall conduct a Pre-Construction onsite meeting and shall include Superintendent, Building Inspector, City Engineer, CSD Representative and Civil Engineer.
6. Prior to construction activity, Owner's General Contractor shall provide the CSD a Construction Schedule in Gantt Chart format or similar. During construction, every 60 days the General Contractor shall email CSD updated Construction Schedule.
7. Prior to construction activity, Owner's General Contractor shall provide Project Directory to include: Contractor, Project Manager and Superintendent; Name, email, office address, office phone and cell phone.
8. Prior to Grading and Building Permit Issuance, County Sanitation or Sewer Reimbursement Fee's and all CSD building and or grading fees shall be paid through the City Building Department. If sewers have not been installed in the street a future sewer line shall be installed for future connection.
9. If and when a new sewer line is installed in the street the property owner shall within six months connect to the new sewer line include paying for all required county and sewer reimbursement fees. Provide future lateral from septic to street frontage.
10. Prior to Grading and Building Permit Issuance, Contractor shall obtain City Business License.

HOA Conditions of Approval
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11. Prior to Certificate of Occupancy/ Building Final, Contractor shall submit to the Building Department list of all Subcontractors, including City Business License Information.
12. Existing Oak tree's and other species shall be identified on Civil and Landscape plans. All existing trees to remain on the property shall be properly pruned and during under the supervision of an Arborist.
13. Obtain Fire Department approval of the following: width of driveway entry, location and access to all structures, plant materials and accessibility to Fire Hydrants.
14. All structures to be Fire Sprinklered.
15. Permitted plans shall be made available at the job site at all times.
16. Parking on Roadways or parkways is not permitted, at any time.
17. Contractor shall adhere to City work days and Hours. No working on Sundays or Holidays.
18. Any deviations to the plans during construction shall be submitted to the Building Department and HOA for approval.
19. Contractor to ensure no dust leaves the site.
20. Construction site shall be maintained and kept clean at all times.
21. Owner's General Contractor shall be required to attend CSD meetings (if required) during the construction to address community and CSD concerns.

PROJECT SPECIFIC CONDITIONS OF APPROVAL

1. Street plan to show detail of CSD approved concrete rolled curb with new twenty feet of CSD approved asphalt section.
2. Deodar Lane and Starlite parkway grass to be synthetic turf. The parkways shall be level for a minimum of ten (10) feet. (Synthetic turf material must be approved by CSD)
3. Entry gate width to be a minimum of 16 foot clear (when in the open position).
4. Provide a tubular gooseneck entry kiosk with fire Department Knox key switch. Mail box on Deodar Lane to be approved by the H.O.A.
5. Provide details and physical samples of entry driveway interlocking pavers. Wrought Iron material shall be solid if less than 5/8" and of a gauge to be approved by the H.O.A. in shop drawings.

6. Provide details and cut sheets of entry column light fixtures. (Note- no lights on other columns or walls will be permitted). Entry columns lights will be on a photo cell, twilight on and time-clock off.
7. Identify and provide gutter and other copper material samples. (Note: PVC gutters and downspout are not allowed)
8. Identify exterior window material and color. Specify metal clad pre-finished, wood pre-primed or copper. Windows shall be true divided lights, not simulated. Vinyl windows will not be allowed.
9. All exterior materials types and finish of the attached Guest Suite shall match the Main Residences (Windows, roof, plaster and paint).
10. Trash enclosure shall have capacity for two 3-yard trash bins. Enclosure walls shall be constructed out of masonry with matching plaster finish and have a steel roof cover with steel gates which are lockable. Gates and cover shall be delivered to the project "shop primed" and receive a minimum of two (2) coats of finish. No spacing over 6" from walls to roof to ensure animals do not get into trash enclosure. Trash enclosure shall not have access from the street.
11. No foam precast allowed.
12. Provide detail and or specification of copper chimney caps.
13. The proposed garage doors need to be permanently screened as to not be visible from the street. A detail of the Aluminum Garage doors needs to be presented to the HOA for approval.
14. The lower existing landscape area needs to be dealt with regarding Maintenance in an acceptable manor, visually for the neighbors. If left in an existing nature then possibly a maintenance convenience needs to be recorded to ensure it is keep in a manor consistent with the City ground cover codes.
15. No decorative animals or figures are permitted along parkway.
16. Tennis Court Lights need to be fully shaded
17. All overhead utilities to be placed underground.
18. Remove any and all eucalyptus trees and oleander shrubs from property due to their high fire hazard..

AGENDA ITEM NO. 9.A

DEVELOPMENT PROJECT STATUS REPORT

MAY 2023