



AGENDA

PLANNING COMMISSION OF THE CITY OF BRADBURY SPECIAL MEETING

Wednesday, December 6, 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: Darlene Kuba
Vice-Chairperson: Frank Hernandez
Commissioners: Chelsea Halbmam, 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 September 27, 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

218 DEODAR LANE & 211 BARRANCA ROAD

LOT LINE ADJUSTMENT NO. LLA 23-001

PLANNING COMMISSION RESOLUTION NO. PC 23-319

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 APPROVE LOT LINE ADJUSTMENT NO. LLA 23-001 FOR A 20-FOOT ADJUSTMENT OF THE PROPERTY LINE BETWEEN 218 DEODAR LANE AND 211 BARRANCA ROAD

9. DISCUSSION OF MAXIMUM PERIMETER / BOUNDARY FENCE AND WALL HEIGHT

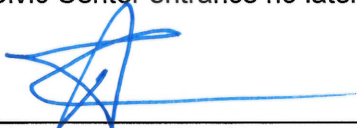
10. ITEMS FROM STAFF AND COMMISSIONERS

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

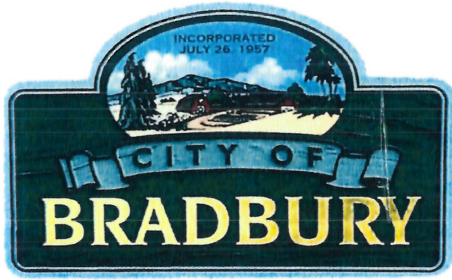
11. ADJOURNMENT

The Planning Commission is to adjourn this meeting to the regular meeting scheduled for **7:00 p.m., Wednesday, January 24, 2024, at the Bradbury Civic Center.**

"I, Diane Jensen, 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, December 1, 2023."



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



CITY OF BRADBURY
Planning Commission

Memo

To: Honorable Chair and Members of the Planning Commission

From: Diane Jensen, City Clerk

Date: December 1, 2023

Re: **Disclosure Required by Government Code Sections 1090 & 81000 Et Seq. for the December 6, 2023 Planning Commission Meeting**

FAIR POLITICAL PRACTICES ACT

California Government Code Sections 1090 & 81000 et seq. deal with conflict of interests. In compliance with the California State Fair Political Practices Act, each Planning Commissioner has the responsibility of disclosing any direct or indirect potential of a personal financial impact that could result from participation in the decision-making process of development applications. The December 6, 2023 agenda includes the following project:

Agenda Item No. 8

218 Deodar Lane & 211 Barranca Road
Lot Line Adjustment No. LLA 23-001
Planning Commission Resolution No. PC 23-319

Commissioner(s) residing or owning property within 500 feet of the subject property:
Commissioner Halbmann



Darlene Kuba, Chairperson (District 3)
Frank Hernandez, Vice Chairperson (District 1)
Chelsea Halbmam, Commission Member (District 5)
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: December 6, 2023
SUBJECT: LOT LINE ADJUSTMENT NO. LLA 23-001
218 DEODAR LANE AND 211 BARRANCA ROAD

PLANNING COMMISSION RESOLUTION NO. PC 23-319

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 APPROVE LOT LINE ADJUSTMENT NO. LLA 23-001 FOR A 20-FOOT ADJUSTMENT OF THE PROPERTY LINE BETWEEN 218 DEODAR LANE AND 211 BARRANCA ROAD

Attachments

- 1) Resolution No. PC 23-319
- 2) Exhibits A & B – Legal Description and Plat Map
- 3) Aerial Photo and Assessor Map

INTRODUCTION

Lot Line Adjustment No. 23-001 has been submitted to adjust the lot line between 218 Deodar Lane and 211 Barranca Road southerly by 20 feet to have the access roadway for the barns at 218 Deodar Lane be a part of 218 Deodar Lane. The two subject properties have been used together for equestrian purposes but remain separate parcels. In anticipation of the property being made available for sale, the lot line adjustment would enable the barns at 218 Deodar Lane to utilize the existing access roadway independently from 211 Barranca Road, which facilitates the two parcels being for sale separately. The

two parcels are legal-nonconforming as are the barns and other equestrian facilities. The lot line adjustment will not substantively alter the nonconforming statuses of the parcels and structures. It is recommended that the Planning Commission adopt the attached Resolution No. PC 23-319 to approve the lot line adjustment.

PROPOSED LOT LINE ADJUSTMENT

211 Barranca Road (Parcel A of the attached Exhibits A & B – Legal Description and Plat Map) is a 3.19-acre parcel with a frontage of 372.58 feet along Barranca Road. 218 Deodar Lane (Parcel B) is a 3.43-acre parcel at the southwest of the intersection of Deodar Lane and Barranca Road with frontages of 342.26 feet along Deodar Lane and 566.38 feet along Barranca Road.

The two parcels have been used together for equestrian purposes, and the barns and facilities on the two parcels have been developed without regard to the boundary between the two parcels. The proposal is to move the boundary between the two parcels 20 feet to the south. This will enable the barns at 218 Deodar Lane to utilize the existing access roadway independently from 211 Barranca Road (see the attached aerial photo and Assessor Map) which will facilitate the two parcels being sold separately.

Both parcels are legal-nonconforming for lot area. The A-5 zoning standard requires a minimum lot area of five acres. 211 Barranca Road has a lot area of 3.19 acres and will have an area of 3.05 acres after the lot line adjustment. This is a change of approximately 2.8 percent, which is not a substantial change. 218 Deodar Lane has a lot area of 3.43 acres and will increase in size to 3.56 acres. Both parcels meet the other requirements of lot width and frontage. The residence and its accessory structures at 218 Deodar Lane meet the A-5 development standards and the lot line adjustment will not affect those structures.

FINDINGS

The proposed lot line adjustment conforms with the City's General Plan and Subdivision Regulations and will not result in any violation of the Building Codes. The lot line adjustment meets the following provisions for approval as required by the Development Code, and conditions of approval may only be imposed to ensure compliance with the following:

- (1) The resulting lots will conform to the City's General Plan and any applicable specific plan;
- (2) The resulting lots, including lot design, frontage, access and similar standards shall be consistent with applicable provisions contained in Title IX (Development Code) of the Bradbury Municipal Code; and
- (3) The resulting lots will be consistent with all provisions contained in the City's building codes.

ENVIRONMENTAL REVIEW

It is recommended that the Planning Commission find that the lot line adjustment is Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15305 as a minor lot line adjustment that does not result in the creation of any new parcel.

PLANNING COMMISSION ACTION AND RECOMMENDATION

The Planning Commission is to open a public hearing and solicit testimony on the proposed lot line adjustment. After the testimony, the Commission is to close the public hearing, and it is recommended that the findings can be made to approve the lot line adjustment and determine that the project is Categorically Exempt under the California Environment Quality Act (CEQA) and that the Commission approve a motion to adopt Resolution No. PC 23-319.

ATTACHMENTS

- 1) Resolution No. PC 23-319
- 2) Exhibits A & B – Legal Description and Plat Map
- 3) Aerial Photo and Assessor Map

ATTACHMENT 1

PLANNING COMMISSION RESOLUTION NO. PC 23-319

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 APPROVE LOT LINE ADJUSTMENT NO. LLA 23-001 FOR A 20-FOOT ADJUSTMENT OF THE PROPERTY LINE BETWEEN 218 DEODAR LANE AND 211 BARRANCA ROAD

PLANNING COMMISSION RESOLUTION NO. PC 23-319

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 APPROVE LOT LINE ADJUSTMENT NO. LLA 23-001 FOR A 20-FOOT ADJUSTMENT OF THE PROPERTY LINE BETWEEN 218 DEODAR LANE AND 211 BARRANCA ROAD

WHEREAS, the Planning Commission considered Lot Line Adjustment No. LLA 23-001 that was filed by EGL Associates to adjust the property line between 218 Deodar Lane (APN 8527-026-007) and 211 Barranca Road (APN 8527-026-006).

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 special meeting on December 6, 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 finds and declares that the lot line adjustment, without conditions, meets the following required provisions for a lot line adjustment as stated in Section 9.166.120 of the Bradbury Development Code:

- (1) The resulting lots will conform to the City's General Plan and any applicable specific plan;
- (2) The resulting lots, including lot design, frontage, access and similar standards shall be consistent with applicable provisions contained in Title IX (Development Code) of the Bradbury Municipal Code; and
- (3) The resulting lots will be consistent with all provisions contained in the City's building codes.

SECTION D. The Planning Commission finds that the lot line adjustment is Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Minor Alterations in Land Use Limitations) as a minor lot line adjustment in an area with an average slope of less than 20%, does not result in any changes in land use or density, and does not result in the creation of any new parcel.

SECTION E. 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.

SECTION F. The Planning Commission hereby approves Lot Line Adjustment No. LLA 23-001 for the adjustment depicted on the submitted documents.

SECTION G. In accordance with Chapter 16 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.

SECTION H. Pursuant to Development Code Section 9.07.050 (Time limits and extensions), if the applicant and/or property owner has not exercised this entitlement (i.e., recorded the lot line adjustment) within one (1) year of the date of this approval (i.e., by December 6, 2024), this entitlement shall expire and be null, void, and of no effect. In accordance with Chapter 7 of the Bradbury Development Code, 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 I. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 6th day of December 2023.

Chairperson

ATTEST:

City Clerk

ATTACHMENT 2

EXHIBIT "A" – LEGAL DESCRIPTION

EXHIBIT "B" – PLAT MAP

EXHIBIT "A"
LOT LINE ADJUSTMENT
LEGAL DESCRIPTION

PARCEL A

THOSE PORTIONS OF LOT 5 IN SECTION 24, AND LOT 1 IN SECTION 25, TOWNSHIP 1 NORTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, OF THE SUBDIVISION OF THE RANCHO AZUSA DE DUARTE, IN THE CITY OF BRADBURY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGES 80 TO 82 INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS PARCEL 1 SHOWN IN DEED RECORDED AUGUST 4, 2020 AS INSTRUMENT NO. 20200889000, OFFICIAL RECORDS.

EXCEPT THE NORTHERLY 20 FEET OF ABOVE MENTIONED PARCEL 1 IN DEED OF 20200889000, O.R. WHICH BEING A 20 FEET STRIP LAND LYING SOUTHERLY OF THE COURSE S70°21'00"E 295 FEET AS SHOWN IN ABOVE MENTIONED DEED.

AFFECT APN: 8527-026-006

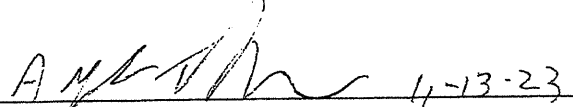
PARCEL B

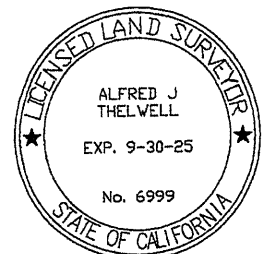
THOSE PORTIONS OF LOT 5 IN SECTION 24, AND LOT 1 IN SECTION 25, TOWNSHIP 1 NORTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, OF THE SUBDIVISION OF THE RANCHO AZUSA DE DUARTE, IN THE CITY OF BRADBURY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGES 80 TO 82 INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS PARCEL 2 SHOWN IN DEED RECORDED AUGUST 4, 2020 AS INSTRUMENT NO. 20200889000, OFFICIAL RECORDS.

TOGETHER WITH THE NORTHERLY 20 FEET OF ABOVE MENTIONED PARCEL 1 IN DEED OF 20200889000, O.R. WHICH BEING A 20 FEET STRIP LAND LYING SOUTHERLY OF THE COURSE S70°21'00"E 295 FEET AS SHOWN IN ABOVE MENTIONED DEED.

AFFECT APN: 8527-026-007

THIS LEGAL DESCRIPTION WAS PREPARED
BY ME OR UNDER MY DIRECTION


ALFRED J. THELWELL, LS 6999, EXP. 9/30/25



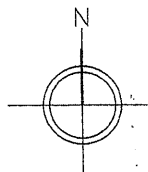


EXHIBIT "B"

LOT LINE ADJUSTMENT NO. _____

IN THE CITY OF BRADBURY, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

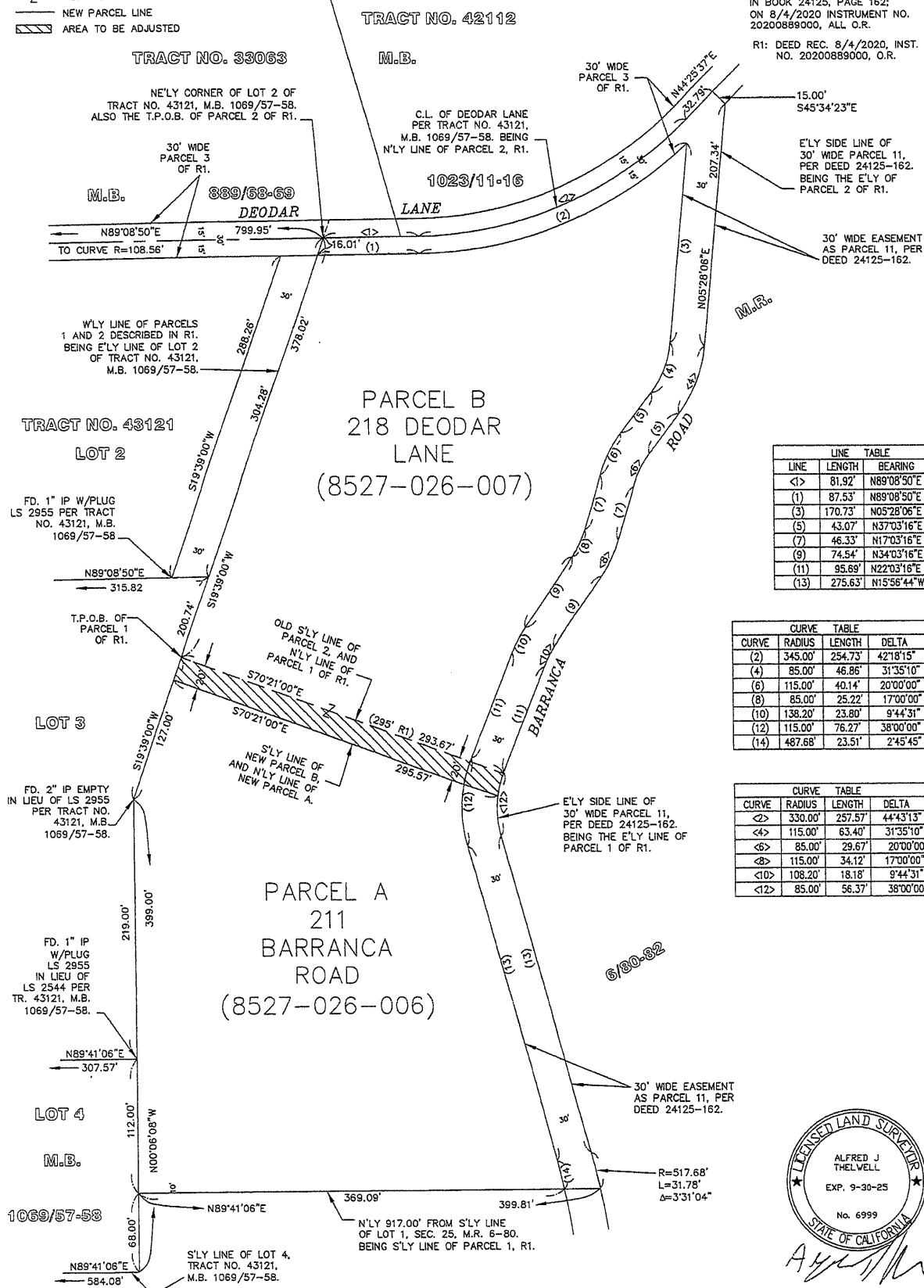
LEGEND:

- Z— OLD PARCEL LINE TO BE REMOVED
— NEW PARCEL LINE
▨ AREA TO BE ADJUSTED

NOTES:

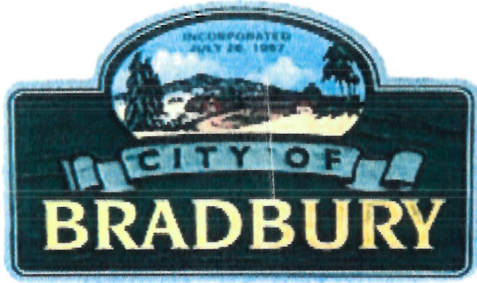
DRAWING ARE BASED
ON TRACT NO. 43121,
M.B. 1069/57-58 AND DEEDS
RECORDED ON 1/14/1947
IN BOOK 24125, PAGE 162;
ON 8/4/2020 INSTRUMENT NO.
20200889000, ALL O.R.

R1: DEED REC. 8/4/2020, INST.
NO. 20200889000, O.R.



ATTACHMENT 3

AERIAL PHOTO & ASSESSOR MAP



Darlene Kuba, Chairperson (District 3)
Frank Hernandez, Vice Chairperson (District 1)
Chelsea Halbmann, Commission Member (District 5)
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: December 6, 2023

SUBJECT: DISCUSSION OF MAXIMUM PERIMETER / BOUNDARY FENCE AND WALL HEIGHT

Attachment

Development Code Chapter 100 – Fences, Hedges, Walls and Courts

INTRODUCTION

The City Council has asked that the Planning Commission look into the possibility of increasing the maximum height allowed for perimeter fences and walls to eight (8) feet. This could include where a side or rear property line is also a boundary between the City and an area readily accessible by the public, such as along the Duarte trail and flood control area along Royal Oaks Drive, the Sawpit Wash flood control area, and the wilderness area north of the City.

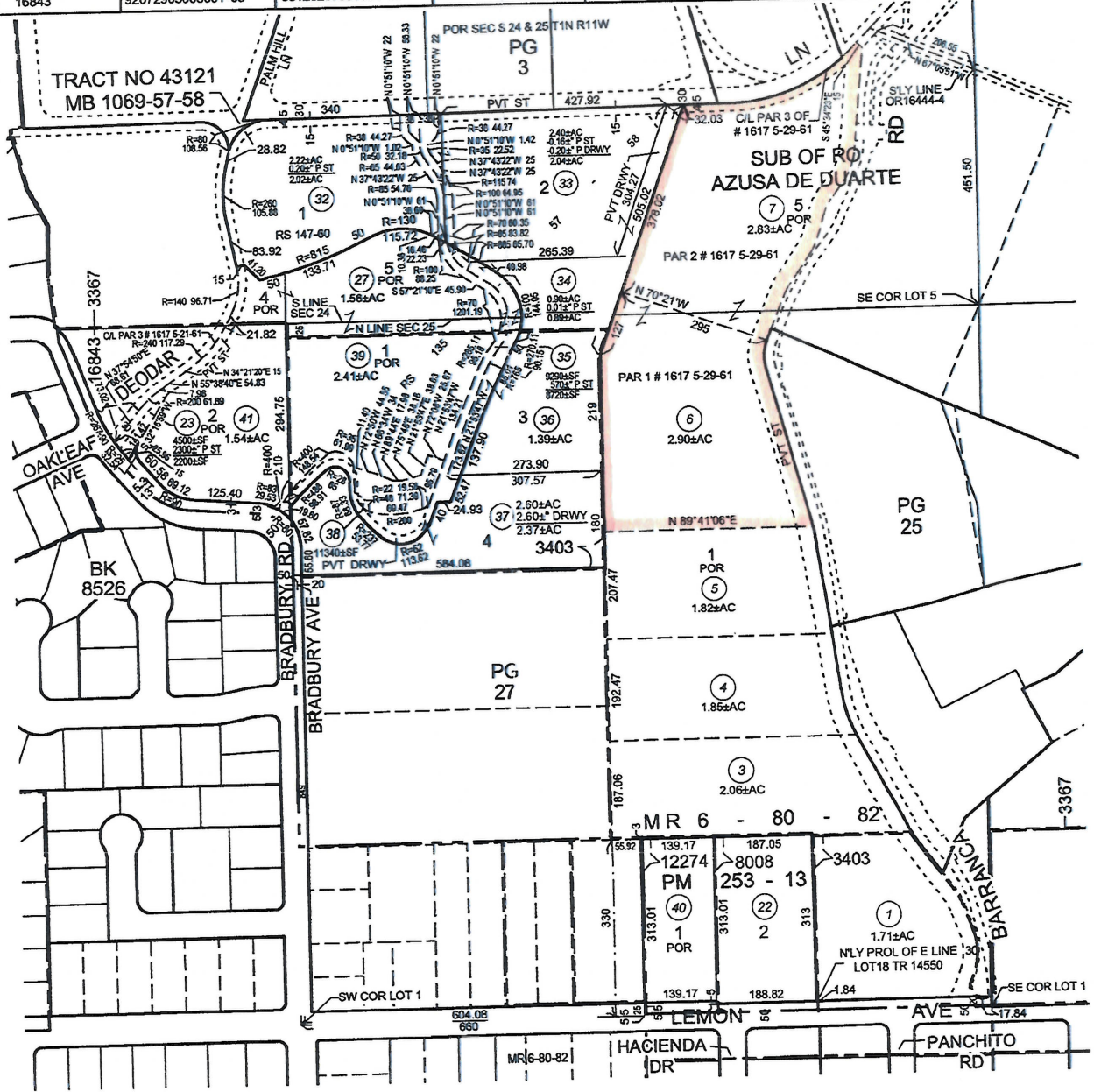
REGULATIONS

The current regulations for fences and walls are in Chapter 100 (attached) of the Development Code. The height limitations are provided in Section 9.100.040.

RECOMMENDATION

It is recommended that the Planning Commission direct staff to further examine the Development Code regarding fence and wall height limitations, based on the Commission discussion.

TRA 8008	REVISED:	93041310004003-05	940829	19981119	2022020802007001-05	SEARCH NO
3367 12274	860812812-86L	93120207001002-05	96032602005001-05	2002022110		
3403 16843	92072905005001-05	93120207001004-05	97111407002001-05	20190604		



218 Deodar Lane
211 Barranca Road



02/16/2023

CHAPTER 100. FENCES, HEDGES, WALLS AND COURTS

Sec. 9.100.010. Purpose.

The purpose of this chapter is to provide minimum standards for the construction and installation of fences, hedges, walls and courts.

(Ord. No. 297, § 9.06.030.010, 3-20-2007)

Sec. 9.100.020. Applicability.

From and after the effective date of the ordinance from which this chapter is derived, no court, fence, hedge, wall or retaining wall shall be built, erected, constructed, enlarged, relocated or structurally altered except in conformity with the provisions of this chapter.

(Ord. No. 297, § 9.06.030.020, 3-20-2007)

Sec. 9.100.030. Definitions.

The following words and phrases, when used in the chapter, shall, for the purpose of this chapter, have the meanings respectively ascribed to them in this section:

Corner lot means a lot or parcel of land situated at the junction of and abutting on two intersecting streets.

Court means a tennis, handball, badminton, volleyball, racquetball and sport court.

Fence means an enclosing structure made of wire, wood, metal, masonry or other materials, having uniformly spaced openings in its vertical surface with a total area of openings equal to 40 percent or more of the total vertical area of the structures. Typical fences are wire fences, ornamental iron fences, wood picket fences, wood lattice fences, wood rail fences and masonry block or brick fences.

Finished ground surface means the ground surface within a yard which has been surfaced with concrete, brick, stones, bituminous materials, crushed rock, gravel, sand or similar materials, or on which grass, flowers, shrubbery or trees have been planted, or which has been graded in preparation for surfacing or planting.

Front yard means a yard between the front line of the lot and the front line of the main building and which extends across the entire width of the lot; provided, however, that upon vacant property the front yard shall be the yard between the front line of the lot and the front yard setback line ascribed to such lot, and which extends across the entire width of the lot.

Lot means a parcel of land recorded as a lot or otherwise approved by the City Council as a building site for the construction of one main building.

Rear yard means a yard between the rear line of the lot and the rear line of the main building which extends across the entire width of the lot. Where a public alley exists at the rear lot line, one-half, but not to exceed ten feet, of such alley may be considered to be a portion of such rear yard; provided, however, that upon vacant property the rear yard shall be the yard between the rear line of the lot and the rear yard setback line ascribed to such lot, and which extends across the entire width of the lot.

Required yards means those portions of a lot or building site upon which no portion of a main building is permitted to be constructed by the provisions of this title, relating to zoning.

Retaining wall means a structure made of wood, metal, masonry or other materials designed to withstand pressure exerted by earth or by water or by both.

Side street line of a corner lot means the side line of a corner lot along the side of the lot abutting on a street.

Side yard means a yard between the side line of the lot and the side line of the main building and which extends from the front yard to the rear yard; provided, however, that upon vacant property the side yard shall be the yard between the side line of the lot and the side yard setback line ascribed to such lot, and which extends across the entire width of the lot.

Yard means that portion of the same lot or building site upon which a building is situated, which remains open and unoccupied except by stairways, porches, landing places, cornices, canopies, eaves, chimneys, fireplaces, detached accessory buildings and garages.

Yard wall means an enclosing structure made of wood, metal, masonry or other material, having openings in its vertical surface with a total area of openings equal to less than 40 percent of the total vertical area of the structure. Typical yard walls are wood panel walls, grapestake walls, plastic-screen walls, monolithic concrete walls and masonry block or brick walls. Any fence covered or partially covered with any view-obscuring material shall be considered a wall for the purpose of this chapter.

(Ord. No. 297, § 9.06.030.030, 3-20-2007)

Sec. 9.100.040. Fences, walls, windscreens and hedge height limitations.

Except as otherwise provided herein, no court fence, hedge, yard wall or retaining wall shall be erected, constructed or maintained, or permitted to be erected, constructed or maintained, unless it conforms with the following regulations:

- (1) *Height abutting public or private street.* Hedges, yard walls and retaining walls within the yard abutting public or private streets shall not exceed three feet in height. Fences within the yard abutting public or private streets shall not exceed six feet in height. Fences may be located on top of yard walls or retaining walls within the yards abutting public or private street area, provided the height of the yard wall or retaining wall does not exceed three feet and the total combined height thereof does not exceed six feet.
- (2) *Height not abutting street.* Fences, hedges, yard walls and retaining walls within the required rear yard shall not exceed six feet in height.
- (3) *Court fences.* Notwithstanding any other provisions hereof, a tennis, handball, badminton, volleyball, racquetball and sport court may be enclosed by a wire fence not exceeding 12 feet in height; provided that no part of such court fence shall be constructed within the required side yard or within 25 feet of any street or alley.
- (4) *Windscreens.* Windscreens of plastic, canvas or similar material may be attached to the fence enclosing a tennis court, provided such windscreens do not extend to a height greater than six feet above the finished surface of the court. However, where the entire tennis court is located 25 feet or more from all property lines, the windscreens may extend to the height of the court fence.
- (5) *Entrance gate height.* Within the agricultural/residential zones open iron type gates may be installed, provided that the height of such gates does not exceed seven feet and provided that such gates are located at least 20 feet from the closest property line or street easement line.

-
- (6) *Fence height modification.* The Planning Commission may modify the maximum height of fences and gates in the A-1, A-2 and A-5 zones which do not entirely conform to the standards and criteria for fences and gates provided that it makes all of the findings set forth in Section 9.97.130.

(Ord. No. 297, § 9.06.030.040, 3-20-2007)

Sec. 9.100.050. Retaining walls.

- (a) *Height.* The height of any retaining wall shall be defined as the height of its exposed vertical surface. The maximum height of a retaining wall shall not exceed that which is specified in Section 9.100.040.
- (b) *Structural design.* The structural design of retaining walls shall conform to the requirements of the applicable provisions of the building code.

(Ord. No. 297, § 9.06.030.050, 3-20-2007)

Sec. 9.100.060. Measurement of fence or wall height.

The height of any fence, hedge or yard wall at any point shall be defined as the difference in elevation measured between the top of the fence, hedge or yard wall and the finished ground surface at a point one foot from the fence, hedge or yard wall measured at right angles from the lot side (i.e., the side with the greatest exposed surface).

(Ord. No. 297, § 9.06.030.060, 3-20-2007)

Sec. 9.100.070. Special wall and fencing requirements.

- (a) *Weep holes or openings.* All fences, yard walls and retaining walls shall have weep holes or similar type openings of not less than three square inches each at intervals not more than ten feet apart, so located as to permit the natural flow of surface drainage water.
- (b) *Indentations.* Any fence or yard wall exceeding a length of 60 feet along any single public or private street shall remain permanently covered with continuous vegetation, or in the alternative shall have indentions in its structure of a width of 48 inches and a depth from the edge of public right-of-way or private road easement of not less than 48 inches, commencing every 50 feet from the start of the structure or the nearest edge of the preceding indention.
- (c) *Smooth and barbed wire fences.* No smooth wire shall be used for fencing in the City other than as a topping for a permitted fence, wall or structure five feet or more in height above ground level. No barbed wire shall be used for fencing within the City except where a conditional use permit is obtained therefor in accordance with the procedures established in Chapter 49 of this title.
- (d) *Electrically charged wire fences.* No electrically charge fence shall be erected, constructed or maintained in the City except where located four feet or more from any property line; said electrically charge fence must be located totally within another fence and set back at least two feet within said fence. Warning signs shall be conspicuously posted and maintained on any side of the property where electrically charged fencing is used.
- (e) *Wrought iron fences.* Only wrought iron type fences without points, sharp finials, spikes or sharp edges on the top or end of any vertical bar, shall be permitted. The spacing between vertical bars shall not exceed six inches. Points, finials, spikes and sharp edges means any end of a vertical bar that is capable of causing or is likely to cause injury to persons, pets or undomesticated animals.

-
- (f) *Vision clearance, corners and intersections.* All corners and intersections of streets, roadways, driveways, sidewalks, trails, and any other paths-of-travel shall maintain, for safety vision purposes, triangular areas at the intersection formed by the lines of the intersection extending 20 feet in length, measured from the aforementioned intersection, with the third sides that form the triangles being straight lines connecting the intersection lines at the points which are distant 20 feet from the points of intersection. Within the area comprising said triangles, any tree, fence, wall, shrub, hedge, building, or other physical obstruction that may be installed shall be and shall be maintained at heights no higher than three feet above the lowest adjacent grade or roadway/path-of-travel level, whichever is the lower. At sloped areas, grading may be necessary to provide the required vision clearance.
- (g) *Effect of chapter on other ordinances.* No provision of this chapter shall be deemed to mitigate any of the provisions of the building code nor to conflict with any other applicable requirements of this title.
- (h) *Building permit required.*
- (1) *Permit required.* No person shall build, erect, construct, enlarge, relocate or structurally alter any fence, yard wall or retaining wall in the City, or cause or direct such work, without first having obtained a permit therefor from the Building Department.
 - (2) *Application; fee.* Written application for the permit required by Subsection (h)(1) of this section shall be made to the Building Department on a printed form supplied by the Department and shall be accompanied by the payment of a permit fee as specified in the building permit fee schedule for the City currently in effect.
 - (3) *Issuance or denial of permit.* Upon receipt of the application and the required fee, the Building Inspector shall examine the application and if the Building Inspector finds therefrom that the proposed fence or wall conforms with the requirements of this chapter, the Building Inspector shall issue a permit. If, on the other hand, the Building Inspector finds that it does not so conform, the Building Inspector shall deny the permit.

(Ord. No. 297, § 9.06.030.070, 3-20-2007; Ord. No. 366, § 4, 10-15-2019)

Sec. 9.100.080. Nonconforming fences, hedges and walls.

Any nonconforming fence, hedge, yard wall or retaining wall lawfully erected, constructed or maintained prior to the effective date of the ordinance from which this chapter is derived shall be classified as nonconforming and shall be subject to all applicable provisions concerning nonconforming uses as same are contained in this title; provided that all nonconforming fences, hedges, yard walls and retaining walls must immediately be brought into compliance with any safety requirements of this chapter on the effective date of the ordinance from which this chapter is derived.

(Ord. No. 297, § 9.06.030.080, 3-20-2007)

Sec. 9.100.090. Courts.

- (a) *Not in front yard.* No tennis, handball, badminton, volleyball, racquetball, or similar sports court shall be constructed or maintained in a front yard.
- (b) *Landscape plan.* A landscape plan shall be submitted and approved by the Planning Department for the areas between the court and adjacent properties.

(Ord. No. 297, § 9.06.030.090, 3-20-2007)

Sec. 9.100.100. Lighting.

(a) Exterior lighting.

- (1) Exterior lighting shall be hooded and arranged to reflect away from adjoining properties and streets. Light standards shall be a maximum of 15 feet in height and exterior light fixtures may be mounted a maximum of 15 feet above grade on any wall or structure.
- (2) The installation of exterior lighting may not, at any given time, create blight to those who reside, work and travel in the City or endanger life, safety and welfare or economic, aesthetic and safety acts inconsistent with the health, safety and general welfare of the community.

(b) Court lighting.

- (1) *Height.* Light standards shall not exceed 15 feet in height, measured from the finished surface of the court.
- (2) *Type.* Lamps shall be metal halide type of not more than 1,000 watts each or equal. Lamps shall be horizontally mounted, with light directed down toward the ground, rectilinear-type, sharp cutoff fixtures.
- (3) *Number.* Tennis courts may be lighted by a maximum of eight lamps mounted on not more than six light standards. Paddle tennis courts shall be lighted by a maximum of four lamps mounted on not more than four light standards.
- (4) *Hours of illumination.* No person shall turn on, leave on, or allow to be left on or turned on, court lighting during the following times: Sunday through Thursday between 10:00 p.m. and 6:00 a.m. of the following day; and Friday and Saturday between 12:00 midnight and 6:00 a.m. of the following day.
- (5) *Lighting regulations.* Lighting shall be hooded and arranged to reflect away from adjoining properties and streets.

(Ord. No. 297, § 9.06.030.100, 3-20-2007)

City of Bradbury
Development Project Status Report – November 2023

Address Approval Doc. & Date	Project Description	Status
11 Deodar Ln. PC 15-249 11-18-2015	New 12,882 sf residence & 1,150 sf accessory structure	Under construction – permit issued 12-11-2018
23 Woodlyn Ln. PC 22-300 2-23-2022	New 2-story 6,300 sf residence & 1,000 sf 4-car garage & pool	Under construction – building permit issued 12-20-2022. Pool permit issued 9-7-2023
28 Dovetail Ln. PC 22-301 4-27-2022	New residence, swimming pool with jacuzzi & convert existing residence to guest house	Submitted for plan check 11-8-2022
76 Palm Hill Ln. MAR 22-005 9-13-2022	470 sf open trellis structure and interior remodel to remove loft area and replace sliding glass door. Remodel pool and spa, new detached covered patio with BBQ and fire pit	Under construction – permit issued 1-18-2022 Under construction – permit issued 9-14-2022
100 Sycamore Ln. MAR 22-007 8-11-2022	Remodel and add approximately 94 sf. with new driveway entry and street improvements per HOA	Permit for remodel and addition issued 10-5-2023. Entry and street plan to be submitted for plan check.
158 Sawpit Ln. PC 22-302 4-27-2022	10,325 sf addition – 2 stories and basement	Preparing for plan check
188 Deodar Ln. PC 14-234 2-26-2014	New 14,780 sf residence, 2,450 sf guest house, 1,191 sf detached garage, swimming pool, water features and tennis court	Under construction – permits issued 3-11-2016
255 El Cielo Ln. PC 20-291 8-26-2020 MAR 23-003	3,800 sf of 2-story additions New swimming pool and spa	Under construction – Bldg. permit issued 1-19-2022. Pool permit issued 6-22-2023
320 Sycamore Ln. MAR 19-009 12-10-2019	783 sf addition	Under construction – permit issued 1-14-2021
331 Deodar Ln. MAR 22-001 1-11-2022	Convert garage to home gym and add new 2-car garage.	Under construction – permit issued 1-19-2022
368 Old Ranch Rd. (Old address 135 Circle Dr.) PC 21-299 5-26-2021	New 15,400 sf 2-story residence, 942 sf semi-attached guest house, two 3-car garages, tennis court, and swimming pool with spa	Under construction – permits issued 9-1-2022
406 Mt. Olive Dr. CC 19-07 3-19-2019	New 2-story main residence & remodel existing 1,704 sf residence to guest house	Grading Permit issued 10-5-2021. Building plans ready for permits

Address Approval Doc. & Date	Project Description	Status
409 Deodar Ln. PC 23-310 5-30-2023	New 9,500 sf 2-story residence with 1,500 sf attached garage, 8,200 sf of accessory structures, swimming pool & tennis court	Grading issued 8-3-2023. Submitted for plan check 10-11-2023. Sewer issued 10-17-2023. Temp elec issued 10-31-2023.
506 Deodar Ln. PC 13-227.PC 10-23-2013 PC 18-276 6-27-2018 PC 19-286 10-23-2019 PC 22-305 5-25-2022 & 393 Old Ranch Rd. PC 22-305 5-25-2022	New 1-story 42,123 sf residence with basement, guest suites and pool house New tennis court, pitch-and-putt area, gardens, 2 nd entry gate and driveway	Resid plan modifications approved 5-25-2022. Preparing for plan check. Under construction – permits issued 4-6-2023. Grading permit issued 8-9-23.
660 Deodar Ln. PC 23-308 2-22-2023	1,550 sf patio cover, 1,820 sf swimming pool & 2,000 sf of pool area decking	Submitted for plan check 4-23-2023
703 Braewood Dr. PC 23-309 3-22-2023	New detached accessory buildings – Craft shop 513 sf and patio trellis 371 sf	Under construction – craft shop permit issued 8-29-2023. Patio permit issued 11-28-2023
1388 Sharon Hill Ln. PC 14-237 PC 22-306 7-27-2022	Renew AR 14-009 for 242 sf bath & sauna addn, 924 sf cabaña with fireplace and bbq, and 177 sf gazebo with oak tree and landscaping remediation.	Preparing for plan check
1390 Sharon Hill Ln. PC 17-268 7-26-2017 MAR 23-002 Submitted 4-12-2023	New 2-story 8,810 sf residence New swimming pool and spa, patio cover and solar	Under construction – permit issued 2-18-2021 Under construction – permits issued 6-13-2023
1433 Lemon Ave. PC 22-303 4-27-2022	Interior and exterior remodel with change in architectural style	Under construction – permits issued 3-29-2022 and 5-3-2022
1456 Lemon Ave. PC 20-292 12-2-2020 MAR 21-001 5-11-2021 PC 22-307 7-27-2022	Exterior remodel, addition of entry gate tower, and relandscape west portion of front yard. Expand existing 660 sf 3-car garage to 1,188 sf 4-car garage	Additions and remodel finaled 10-31-2023. Front fence and rear landscaping still to be completed.
1550 Lemon Ave MAR 21-007 9-30-3021	Remodel and add 310 sf to existing garage for a 4-car garage. Remodel 2,800 sf house & add 542 sf. Relandscape & install new perimeter fence & gate.	Under construction – Garage permit issued 3-8-22. House & landscaping issued 11-8-22
2402 Mt. Olive Lane	710 sf attached Accessory Dwelling Unit	Permit issued 8-15-2023