

A G E N D A
PLANNING COMMISSION
OF THE CITY OF BRADBURY
REGULAR MEETING
Wednesday, October 23, 2019 – 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 scheduled City public meeting. Should you need special equipment or assistance in order to communicate at a scheduled City public meeting, please inform the City Manager's Office at (626) 358-3218 a minimum of 72 hours prior to the scheduled City public 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 in the City Clerk's Office during normal business hours; 8:30 a.m. - 5:00 p.m., Monday through Friday - (626) 358-3218.

1. PLEDGE OF ALLEGIANCE

- 2. ROLL CALL** Chairperson: Novodor
Vice-Chairperson: Hernandez
Commissioners: Hunt, Jones, and Kuba

3. SUPPLEMENTAL INFORMATION FROM STAFF REGARDING AGENDA ITEMS

- 4. APPROVE AGENDA** Chairperson to approve the agenda as presented or as modified.

- 5. MINUTES** Approve the minutes for the regular meeting of August 28, 2019.

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 of a personal financial impact that could result from their participation in the decision-making process.

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

7. PUBLIC COMMENT

Citizens wishing to address the Planning Commission on any matter not scheduled on this agenda 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 time as a matter appears on a forthcoming agenda. Routine requests for action should be referred to City staff during normal business hours; 8:30 a.m. - 5:00 p.m., Monday through Friday - (626) 358-3218.

8. PUBLIC HEARING

506 DEODAR LANE – RESOLUTION NO. PC 19-286

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 MODIFICATIONS TO THE ARCHITECTURAL PLANS PREVIOUSLY APPROVED UNDER PLANNING COMMISSION RESOLUTION NOS. 13-227.PC AND PC 18-276 FOR ARCHITECTURAL REVIEW NO. AR 13-283 AND NEIGHBORHOOD COMPATIBILITY REVIEW NO. NC 13-105 THAT INCREASES THE TOTAL AREAS OF THE NEW, TWO-STORY RESIDENCE TO APPROXIMATELY 29,778 SQUARE FEET, AND THE GARAGE AND MECHANICAL/STORAGE BUILDINGS TO APPROXIMATELY 14,004 SQUARE FEET, AND THE GUEST WING AND POOL HOUSE/CABANA/EXERCISE ROOM AREAS TO BE RELOCATED 60 FEET TOWARD THE WESTERLY SIDE PROPERTY LINE AT 506 DEODAR LANE

9. COMMUNITY DISCUSSION

R-7,500 ZONE – TWO-STORY DEVELOPMENT STANDARDS

10. ITEMS FROM STAFF AND COMMISSIONERS

- A. Development Project Status Log for October 2019
- B. Upcoming agenda items and other matters

11. ADJOURNMENT

The Planning Commission will adjourn this regular meeting to the regular meeting of **Wednesday, November 27, 2019.**

"I, Claudia Saldana, 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, October 18, 2019."



Claudia Saldana, City Clerk
City of Bradbury

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF BRADBURY, HELD ON AUGUST 28, 2019 AT 7:00 PM
IN THE BRADBURY CIVIC CENTER**

Meeting Called to Order and Pledge of Allegiance: The regular meeting of the Planning Commission of the City of Bradbury was called to order by Chairperson Kuba at 7:00 p.m. Commissioner Hernandez led the Pledge of Allegiance.

Roll Call: PRESENT: Chairperson Kuba, Vice-Chairperson Novodor, Commissioners Hernandez, Jones and Hunt

ABSENT: None

STAFF: City Manager Kearney, City Planner Kasama, City Clerk Saldana and Management Analyst Santos Leon

Planning Commission Reorganization: Chairperson Kuba nominated Vice-Chairman Novodor for the position of Planning Chairman. Commissioner Jones seconded the motion, which carried. There were no further nominations.

Chairperson Kuba nominated Commissioner Hernandez for the position of Vice-Chairman. Commissioner Hunt seconded the motion, which carried. There were no further nominations.

New Roll Call: Chairman Novodor, Vice-Chairperson Hernandez, Commissioners Jones, Hunt and Kuba

Supplemental Information: City Planner Kasama stated that there were three supplemental items:

- Flag Lot/Lot Frontage Related to Development Code Sections
- Street Intersection (Curb Line)
- Bradbury Development Code Update - Draft

Approval of Agenda: Commissioner Kuba moved to approve the agenda as presented. Vice-Chairman Hernandez seconded the motion which carried.

Approval of April 24, 2019 Minutes: Vice-Chairman Hernandez made a motion to approve the minutes of the April 24, 2019 Planning Commission meeting. Commissioner Kuba seconded the motion which carried unanimously.

Compliance with Fair Political Practices Act: In compliance with the California State Fair Political Practices Act, each Commissioner has the responsibility to disclose direct or indirect potential for a personal financial impact as a result of participation in the decision-making process concerning development applications.

504 Winston Avenue – Resolution No. PC 19-283:
Commissioners residing within 500 feet of 504 Winston Avenue:
None

Mid-Term Update of Housing Element – Resolution No. PC 19-284:
Citywide

Development Code Update – Resolution No. PC 19-285:
Citywide

Item 10.B - Development Code Update –

R-7,500 Development Standards and Accessory Dwelling Units:

Commissioner Jones lives in the R-7,500 Zone and needs to recuse himself from the discussion.

- Motion:** Commissioner Kuba made a motion to order the Fair Political Practices Report dated August 23, 2019 received and filed. Chairman Novodor seconded the motion which carried.
- Public Comment:** None
- 504 Winston Avenue:** *RESOLUTION NO. PC 19-283
Architectural Review No. AR 19-002
Neighborhood Compatibility Review No. NC 19-002*
- City Planner's Report:** City Planner Kasama stated that A+K Architects submitted plans for a new two-story, single-family residence with approximately 6,719 square feet of living space, a 1,113 square foot attached four-car garage, and a 611 square foot covered patio at 504 Winston Avenue. The subject property is zoned A-1, is subject to the Hillside Development Standards, and is in the Lemon/Winston/Royal Oaks Drive North Overlay Zone for Streetscaping.
- Background:** The subject property is an irregular shaped lot fronting on the east side on Winston Avenue. The property has an area of approximately 2.5 acres with a street frontage of approximately 175 feet. Per the Assessor's records, the lot is improved with a 4-bedroom, 3-bathroom, 2,673 square foot, single-family residence at an upper graded area. There are accessory buildings on the lower graded area of the site. The two graded areas and the existing buildings are accessible from Winston Avenue by a curving, paved driveway on the north side of the property.
- Project Description:** The proposed project is to demolish the existing structures and construct a new, two-story French-provincial style, single-family residence. The project will situate the new residence primarily on the two existing graded areas, but will grade the sloped area between the two areas to accommodate the stepped design of the new residence so that the structure aligns with the contours of the site. The grading will be balanced and in conformance with the City's Hillside Development Standards.
- Environmental Review:** It is recommended that the proposed project be determined to qualify as Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303(a) of the CEQA Guidelines for the construction of one single-family residence in an urbanized area.
- Recommendation:** It 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 Resolution No. PC 19-283 as presented.
- Public Hearing Opened:** Chairman Novodor opened the public hearing and asked those wishing to speak in favor or opposition to come forward and be heard.

Speaking in Favor: Mr. Brent Argo, A+K Architects, 14738 Pipeline Ave #E, Chino Hills, and the landscape architect were present to answer questions.

Commission Jones wanted to know what a panic room is. Mr. Argo responded that it is a safe room for the homeowners to go to during home invasions or natural disasters.

Chairman Novodor inquired about the overlay zone. City Planner Kasama stated that it's 10 feet of the curb to enhance the street frontage.

Public Hearing Closed: There being no further comments, Chairman Novodor declared the public hearing closed.

Motion: Commissioner Kuba made motion to adopt Resolution No. PC 19-283:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH ITS FINDINGS OF FACT AND DECISION WITH A CATEGORICAL EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) TO CONDITIONALLY APPROVE ARCHITECTURAL REVIEW NO. AR 19-002 AND NEIGHBORHOOD COMPATIBILITY REVIEW NO. NC 19-002 FOR A NEW TWO-STORY, SINGLE-FAMILY RESIDENCE WITH APPROXIMATELY 6,719 SQUARE FEET OF LIVING SPACE, A 1,113 SQUARE-FOOT, FOUR-CAR GARAGE AND A 611 SQUARE FOOT, COVERED PATIO AT 504 WINSTON AVENUE

Vice-Chairman Hernandez seconded the motion, which was carried by the following roll call vote:

Approved: AYES: Chairman Novodor, Vice-Chairman Hernandez, Commissioners Jones, Hunt and Kuba
NOES: None
ABSENT: None
ABSTAIN: None

Motion carried 5:0

Mid-Term Update of Housing Element: *RESOLUTION NO. PC 19-284*

City Planner's Report: City Planner Kasama stated that State law requires that cities include in their General Plans a Housing Element that covers an 8-year period. The City of Bradbury adopted its current Housing Element in November 2014 for the 2014-2021 planning period. The State also requires a mid-term update of the Housing Element. The City's Mid-Term Update has been reviewed by the State Housing and Community Development Department and has been found to meet the statutory requirements of State housing element law.

The Mid-Term Update includes current demographic and development information and reviews the housing needs for the City of Bradbury as determined by the Southern California Association of Governments (SCAG) based on their regional growth forecast. For the 2014-2021 Housing Element, the City of Bradbury has a quantified objective to produce 24 net new housing units. Of the units, two are assigned to be affordable units; one at the low income level, and one of the extremely low income level.

Environmental Review:	It is recommended that the proposed project be determined to qualify as Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) as there is no possibility of a significant effect on the environment because the Mid-Term Update consists of updated information, implements State-required Development Code amendments, and reviews the City's performance relative to the housing goals and programs of the 2014-2021 Housing Element.
Recommendation:	It is recommended that the Planning Commission recommend to the City Council the adoption of the Mid-Term Update.
Public Hearing Opened:	Chairman Novodor opened the public hearing and asked those wishing to speak in favor or opposition to come forward and be heard.
Public Hearing Closed:	There being no public comment, Chairman Novodor declared the public hearing closed.
Motion:	<p>Commissioner Jones made motion to adopt Resolution No. PC 19-284:</p> <p>A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH ITS FINDINGS OF FACT AND DECISION TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE MID-TERM UPDATE OF THE 2014-2021 HOUSING ELEMENT WITH AN EXCEPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)</p> <p>Vice-Chairman Hernandez seconded the motion, which was carried by the following roll call vote:</p>
Approved:	<p><u>AYES:</u> Chairman Novodor, Vice-Chairman Hernandez, Commissioners Jones, Hunt and Kuba</p> <p><u>NOES:</u> None</p> <p><u>ABSENT:</u> None</p> <p><u>ABSTAIN:</u> None</p> <p>Motion carried 5:0</p>
Development Code Update:	<i>RESOLUTION NO. PC 19-285</i>
City Planner's Report/ Background:	City Planner Kasama stated that at the January 24, 2018 meeting, the Planning Commission considered a proposal for the addition of a second story at 2331 Freeborn Street. The applicant withdrew the proposal due to the controversy over the matter. Nevertheless, there have been discussions regarding whether two stories should be allowed in the R-7,500 Zone. These discussions have raised concern that other development standards also need to be reviewed. The City Council has directed staff to do a thorough review of the development standards and propose updates for consideration.
Flag Lots:	There are two items that have recently been discussed: flag lots and intersection visibility. The City Council directed staff to amend the development standards to preclude the creation of flag lots. This decision arose from the recent proposal for a flag lot on Fairlee Avenue. While the proposed design of that subdivision met City standards, it was determined that flag lots are not to be allowed where that type of configuration is inconsistent with the development pattern of the neighborhood.

Vision Clearance At Intersections:	Vision clearance at intersections has recently come up as a concern in the Bradbury Estates. It was decided that these regulations need to be updated to eliminate inconsistencies and to address all types of intersections.
Draft Ordinance:	Staff has drafted an Ordinance to address these two items, and to update the Official Zoning Map, which the City Engineer has recently updated.
Environmental Review:	It is recommended that the project be determined to qualify as exempt under the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) as there is no possibility of a significant effect on the environment.
Recommendation:	It is recommended that the Planning Commission close the public hearing and determine that the findings can be made to recommend approval of the amendments with an exemption under CEQA and adopt Resolution No. PC 19-285 as presented.
Public Hearing Opened:	Chairman Novodor opened the public hearing and asked those wishing to speak in favor or opposition to come forward and be heard.
Public Hearing Closed:	There being no public comment, Chairman Novodor declared the public hearing closed.
Discussion:	Commissioner Jones stated that because there are already existing flag lots in the City that people get to enjoy, it does not seem fair to deny other homeowners the same right.
Motion:	<p>Vice-Chairman Hernandez made motion to adopt Resolution No. PC 19-285:</p> <p>A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH ITS FINDINGS OF FACT AND DECISION TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF AN ORDINANCE WITH AN EXEPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) TO AMEND THE BRADBURY DEVELOPMENT CODE TO ADD MINIMUM LOT FRONTAGE REQUIREMENTS, UPDATE THE INTERSECTION VISION CLEARANCE REQUIREMENTS, AND UPDATE THE OFFICIA ZONING MAP</p> <p>Commissioner Hunt seconded the motion, which was carried by the following roll call vote:</p>
Approved:	<p><u>AYES:</u> Chairman Novodor, Vice-Chairman Hernandez, Commissioners Hunt and Kuba</p> <p><u>NOES:</u> Commissioner Jones</p> <p><u>ABSENT:</u> None</p> <p><u>ABSTAIN:</u> None</p> <p>Motion carried 4:1</p>

ITEMS FROM STAFF AND COMMISSIONERS:

Items from City Planner:

City Planner Kasama presented the following:

- A. Development Review - Project Status Log for August 2019.
- B. Development Code Update – R-7,500 Development Standards and Accessory Dwelling Units (Commissioner Jones did not participate in this discussion)
- C. Upcoming agenda items and other matters

Discussion:

City Planner Kasama stated that there has been no action since November of last year regarding the Oak View Estates.

The applicant for Chadwick Ranch Estates should submit formal applications by Mid-September.

The City Council granted a 6-month extension for Tract Map No. 73673 for a 3-Lot Subdivision at 1533 Royal Oaks Drive North.

The R-7,5000 Development Standards will be on the October 23, 2019 Planning Commission Agenda. Staff will notify the 38 property owners affected by the Development Code Update.

Items from City Manager:

City Manager Kearney stated that the City Council has scheduled a joint City Council-Planning Commission Retreat on Saturday, December 14th, at the Monrovia Canyon cabin facility.

Adjournment:

At 7:47 pm Chairman Novodor adjourned the meeting to Wednesday, September 25, 2019 at 7:00 p.m.

Bill Novodor – Chairman

ATTEST:

Claudia Saldana - City Clerk



Bill Novodor, Chairperson (District 2)
Frank Hernandez, Vice Chairperson (District 1)
Chelsea Hunt, Commission Member (District 5)
Robert Jones, Commission Member (District 4)
Darlene Kuba, Commission Member (District 3)

City of Bradbury Planning Commission Agenda Report

TO: Honorable Chairperson and Commission Members
FROM: Jim Kasama, City Planner
DATE: October 23, 2019
SUBJECT: 506 DEODAR LANE – RESOLUTION NO. PC 19-286

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 MODIFICATIONS TO THE ARCHITECTURAL PLANS PREVIOUSLY APPROVED UNDER PLANNING COMMISSION RESOLUTION NOS. 13-227.PC AND PC 18-276 FOR ARCHITECTURAL REVIEW NO. AR 13-283 AND NEIGHBORHOOD COMPATIBILITY REVIEW NO. NC 13-105 THAT INCREASES THE TOTAL AREAS OF THE NEW, TWO-STORY RESIDENCE TO APPROXIMATELY 29,778 SQUARE FEET, AND THE GARAGE AND MECHANICAL/STORAGE BUILDINGS TO APPROXIMATELY 14,004 SQUARE FEET, AND THE GUEST WING AND POOL HOUSE/CABANA/EXERCISE ROOM AREAS TO BE RELOCATED 60 FEET TOWARD THE WESTERLY SIDE PROPERTY LINE AT 506 DEODAR LANE

AGENDA ITEM NO. 8

BACKGROUND

On October 23, 2013, the Planning Commission adopted Resolution No. 13-227.PC (attached) for the approval of Architectural Review No. AR 13-283 and Neighborhood Compatibility Review No. NC 13-105, for a new, 30,114 square-foot residence and accessory structures that include a guest house, tennis court, swimming pool, and decorative water features at 506 Deodar Lane (formerly 399 Old Ranch Road). The October 23, 2013, agenda report is attached.

The project is in the Bradbury Estates Community Services District (CSD) and is in the jurisdictions of the CSD and Bradbury Estates Homeowner Association (HOA). The CSD and HOA reviewed the original design at their meetings on September 9, 2013, and recommended conditional approval, including roadway improvements and certain development features that have been incorporated into the project.

The project was under construction, but due to changes in family circumstances, modifications to the design were proposed. The modified plans were presented to the HOA at their meeting on May 14, 2018 and were approved. The Planning Commission approved the modifications at the June 27, 2018, regular meeting with the adoption of Resolution No. PC 18-276 (attached). The first modifications allow for a two-story, 27,370 square-foot residence and guest quarters with a 5,238 square-foot basement, a 10,382 square-foot garage, and 2,989 square feet of mechanical equipment and storage space. The CSD conditions of approval remain applicable. The June 27, 2018, agenda report is attached.

The owners have acquired the adjacent property to the west and are proposing a second set of modifications. These modifications will relocate the guest wing and pool house/cabana/exercise room areas 60 feet to the west toward the adjacent property. This relocation enables some enlargement of various rooms, and for the structural design to be modified to eliminate changes in floor levels. Attached is a letter from the architect describing the modifications. These modifications were reviewed and approved by the HOA at its meeting on October 14, 2019. The HOA letter is attached.

ANALYSIS

The property is zoned A-5, and the descriptions and analyses of the original design and the first set of modifications are presented in the attached October 23, 2013, and June 27, 2018, agenda reports. The proposed second set of modifications may be approved if the Planning Commission determines that the changes meet the findings required for approval of a Significant Architectural Review and Neighborhood Compatibility Review. The following is a summary of the site characteristics and improvements proposed by the second set of modifications:

Address	506 Deodar Lane
Assessor Parcel Number	8527-025-001
Zone	A-5
General Plan Designation	Agricultural Estate Residential – Five Acres
Site Area	5.14 Acres Gross / 4.9 Acres Net
Average Slope	9.9936 Percent
Lot Width	455 Feet Gross / 455 Feet Net
Lot Depth	493 Feet Gross / 470 Feet Net
Total Building Area	48,814 Square Feet
Lot Coverage	Approximately 18 Percent
Landscape Area	Approximately 4.01 Acres

The following table presents the A-5 development standards:

Development Feature	A-5 Zone Requirement	Proposed Project	Meets Requirement?
Lot Area	5 Acres	5.14 Acres	Yes
Lot Width	250 Feet	455 Feet	Yes
Density	1 SFR & 1 ALQ	1 SFR & Guest Wing	Yes
Main Dwelling Size	Minimum 2,500 SF	35016 SF	Yes
Accessory Dwelling	Maximum 2,500 SF	Attached Guest Wing	Yes
Front Setback	50 feet	50 Feet	Yes
Side Setback	25 feet	At Least 25 Feet	Yes
Rear Setback	25 feet	50 Feet	Yes
Height Limit	35 feet	28 Feet	Yes
Hillside Standards	If More Than 10%	NA – 9.99%	Yes
Tree Preservation	Per Chapter 118	No Additional Removals	Yes
Grading	Per City Engineer	Minor Additional Grading	Yes
Fire Access	Per Fire Dept.	Per Fire Dept.	Yes
Landscaping	Per Chapter 121	Exceeds Requirements	Yes
Retaining Walls	Maximum 6 Ft Ht	Maximum 6 Ft Ht	Yes
Parking	6 Garage Spaces	27 Garage Spaces	Yes
Design Requirements	Distinct Style	Contemporary	Yes

ENVIRONMENTAL REVIEW

It is recommended that the project and any modifications be determined to be Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303(a) of the CEQA Guidelines for the construction of one single-family residence in an urbanized area.

NOTICING

Notices of the public hearing for the proposed second set of modifications were mailed to the owners of properties within 500 feet of the subject property by October 11, 2019.

FINDINGS

The proposed project, including the proposed modifications are architecturally distinctive and effectively utilizes the site. The project with the modifications is compatible with the neighborhood and satisfies the required findings for approval of a Significant Architectural Design Review and a Neighborhood Compatibility Review. The findings as stated in Resolution No. 13-227.PC remain applicable, and this is stated in the attached draft Resolution No. PC 19-286.

PLANNING COMMISSION ALTERNATIVES

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

Option 1. Close the public hearing and determine that the findings are satisfied for conditional approval of the proposed modifications, and that the modifications are Categorically Exempt under CEQA and approve a motion to adopt the attached Resolution No. PC 19-286 as presented or as modified by the Commission.

Option 2. Close the public hearing and determine that the findings are not satisfied for approval of the proposed modifications and/or a Categorical Exemption under CEQA, and approve a motion to deny the proposed modifications with statements of the specific findings and the 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 modifications as presented cannot be approved, but with additional information 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, November 27, 2019, and direct the applicant to provide the necessary information to the City by Monday, November 11, 2019.

RECOMMENDATION

Option 1 is recommended; that the Planning Commission close the public hearing and determine that the findings are satisfied for conditional approval of the proposed modifications and that the modifications are Categorically Exempt under CEQA and approve a motion to adopt Resolution No. PC 19-286 as presented.

ATTACHMENTS

Draft Resolution No. PC 19-286
Resolution No. 13-227.PC
October 23, 2013 Agenda Report
Resolution No. PC 18-276
June 27, 2018 Agenda Report
Architect's Letter
HOA Letter
Proposed Modified Plans

PLANNING COMMISSION RESOLUTION NO. 19-286

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 MODIFICATIONS TO THE ARCHITECTURAL PLANS PREVIOUSLY APPROVED UNDER PLANNING COMMISSION RESOLUTION NOS. 13-227.PC AND PC 18-276 FOR ARCHITECTURAL REVIEW NO. AR 13-283 AND NEIGHBORHOOD COMPATIBILITY REVIEW NO. NC 13-105 THAT INCREASES THE TOTAL AREAS OF THE NEW, TWO-STORY RESIDENCE TO APPROXIMATELY 29,778 SQUARE FEET, AND THE GARAGE AND MECHANICAL/STORAGE BUILDINGS TO APPROXIMATELY 14,004 SQUARE FEET, AND THE GUEST WING AND POOL HOUSE/CABANA/EXERCISE ROOM AREAS TO BE RELOCATED 60 FEET TOWARD THE WESTERLY SIDE PROPERTY LINE AT 506 DEODAR LANE

WHEREAS, the Planning Commission considered modifications of the plans for 506 Deodar Lane, which had been approved by the adoption of Planning Commission Resolution Nos. 13-227.PC and PC 18-276 for Architectural Review No. AR 13-283 and Neighborhood Compatibility Review No. NC 13-105.

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 October 23, 2019, 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 reports, 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 and modifications meet the required findings stated in Section 9.34.050 of Chapter 34 (Architectural Review, Significant) of the Bradbury Development Code, and that the findings as stated in Resolution No. 13-227.PC remain applicable to the modified project.

SECTION D. The Planning Commission declares that the project and modifications meet the required criteria stated in Section 9.40.040 of Chapter 40 (Neighborhood Compatibility) of the Bradbury Development Code, and that the findings as stated in Resolution No. 13-227.PC remain applicable to the modified project.

SECTION E. The Planning Commission finds and declares that the property is situated such that the proposed project and modifications will not affect a view or vista

from the main structure of a preexisting developed property, and therefore, Chapter 43 (Ridgeline Preservation) of the Bradbury Development Code is not applicable to the proposed project and modifications.

SECTION F. The Planning Commission finds that the project and modifications are Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303(a) of the CEQA Guidelines as new construction of one, single-family residence in an urbanized area.

SECTION G. 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 H. The Planning Commission hereby approves the proposed project and modifications as depicted on the submitted plans and subject to the applicable conditions stated in Resolution No. 13-227.PC, all of which shall be complied with to the satisfaction of the City Manager or designees.

SECTION I. 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.

2. Pursuant to Development Code Chapter 7 (Permit/Entitlement Implementation and Time Extensions), if the applicant and/or property owner has not exercised this entitlement (i.e., submittal of plans for plan check to the Department of Building and Safety) within one (1) year 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 J. The City Clerk shall certify to the adoption of this Resolution.

- SIGNATURES ON THE NEXT PAGE -

PASSED, APPROVED, AND ADOPTED this 23rd day of October, 2019.

Chairperson

ATTEST:

City Clerk

I, Claudia Saldana, City Clerk, hereby certify that the foregoing Resolution No. PC 19-286 was duly adopted by the Planning Commission of the City of Bradbury, California, at a regular meeting held on the 23rd day of October, 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

RECUSED:

RESOLUTION NO. 13-227. PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO ARCHITECTURAL REVIEW APPLICATION NO. AR 13-283, NEIGHBORHOOD COMPATIBILITY APPLICATION NO. NC 13-102 APPROVING THE NEW CONSTRUCTION OF A HOME AND ACCESSORY STRUCTURES AT 399 OLD RANCH ROAD (FORMERLY 506 DEODAR LANE)

WHEREAS, The Planning Commission considered an application filed by Megan Johnson, Ehrlich Architects, on behalf of the property owner Mr. Han Tan to construct a new single family residence (30,114 square feet) and guest house (2,497 square feet), along with site amenities (water features and tennis court) and overall site landscaping on the property located at **399 Old Ranch Road (formerly 506 Deodar Lane)**, A-5 zone district, Estate 5-acre General Plan Designation.

WHEREAS, the Municipal Code of the City of Bradbury provides that the Planning Commission shall announce its findings and decisions in zoning matters.

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 public hearing has been conducted on **October 23, 2013** in accordance with the provisions of the Municipal Code relative to this matter.

SECTION B. The Planning Commission declares that the information in the staff report and testimony given at the public hearing are incorporated in this resolution and comprise the basis upon which the findings have been made.

SECTION C. The Planning Commission finds that the project meets the required findings described in Bradbury Municipal Code Section 9.04.030.030C (Architectural Review) as follows:

- 1. The proposed development is designed and will be developed to preserve to the greatest extent practicable the natural features of the land, including existing topography and landscaping.** The location of the new structures is primarily in the same location as the existing improvements on the site, thereby reducing the amount of required grading and tree removal.
- 2. 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 existing site is developed with low profile ranch-style buildings. The new project is a modern architectural style. It is a split level style and is one- to two-story above grade, at no time exceeding two stories one above the other. It meets the height requirements and due to the flat roof, is under the limit of 28 feet.

3. **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 orientation of the site plan is inward to the property. The portions of the new structures that are closest to neighboring properties have minimal fenestration and significant landscaping to protect privacy.

4. **The requirements of Ridgeline and View Preservation have been met.** The site is located in a relatively flat neighborhood that is already developed. No ridgeline or view concerns will be triggered.

5. **The proposed development is designed and will be developed in a manner to the extent reasonably practicable so the it does not unreasonably interfere with the neighbor's existing view, view of ridgelines, valleys or vistas.** The site is located in a relatively flat neighborhood that is already developed. No ridgeline or view concerns will be triggered.

6. **The requirements of the Tree Preservation and the Landscaping conditions have been met.** As proposed and as subsequently conditioned, all code requirements for tree preservation and landscaping will be met.

SECTION D. The project meets the required findings described in Bradbury Municipal Code Section 9.04.050.040 (Neighborhood Compatibility) as follows:

1. **Natural Amenities.** The improvements to the property shall respect and preserve to the greatest extent practicable the natural features of the land, including existing topography and landscaping. The location of the new structures is primarily in the same location as the existing improvements on the site, thereby reducing the amount of required grading and tree removal.

2. **Neighborhood Character.** Reasonable compatibility with the existing neighborhood character in terms of the scale of development of surrounding residences, particularly those within 500' of the proposed development parcel boundaries. While many elements can contribute to the scale of the residential structure, designs should minimize the appearance of over or excessive building substantially in excess of existing structures in the neighborhood. The square footage of the structure and the total lot coverage shall reflect the uncrowded character of the City and the respective neighborhood. The height of the structures shall maintain to the extent practicable, some consistency with the height of the structures on neighboring properties. The proposal has a low 15% lot coverage, height of only 22 feet, and is designed to fit into the slope contours of the existing site to minimize grading.

3. **Privacy.** Design proposals shall respect the existing privacy of adjacent properties by maintaining an adequate amount of separation between the proposed structure and adjacent properties, and the design of balconies, decks and windows shall respect the existing privacy of adjacent properties. There are no off-site residential structures within 100 feet of this project. Conditions of the HOA regarding lighting and screening around the tennis court address any privacy and intrusion concerns.

SECTION E. The proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction) and Section 15332 (In-Fill Development) of the CEQA Guidelines.

SECTION F. The Planning Commission hereby approves the proposed project subject to the information shown on the submitted plans and subject to the following conditions:

General conditions:

1. Except as set forth in subsequent conditions, all-inclusive, development shall take place substantially as shown on the submitted plans presented to the Planning Commission on October 23, 2013 and dated 10/2/2013 5:23:55 p.m. as determined by the City Planner at the time of plan check review adopted herein by reference. (Planning Commission Policy)
2. In accordance with Government Code Section 66474.9(b) (1), the applicant and/or property owner shall defend, indemnify, and hold harmless the City, and its officers, agents and employees, from any claim, action, or proceeding to attack, set-aside, void or annul, the approval of this project brought within the time period provided by Government Code Section 66499.37. In the event the city and/or its officers, agents and employees are made a party of any such action:
 - (a) Applicant and/or property owner shall provide a defense to the City defendants or at the City's option reimburse the City its costs of defense, including reasonable attorney's fees, incurred in defense of such claims.
 - (b) Applicant and/or property owner shall promptly pay any final judgment rendered against the City defendants. The City shall promptly notify the applicant of any claim, action of proceeding, and shall cooperate fully in the defense thereof. (Planning Commission Policy)
3. Regardless of any information or proposed development shown on the plans, all site improvements shall comply with all applicable City regulations, including requirements of the Building, Fire, Planning and Engineering Departments. (Development Code Requirements). It is possible that certain amendments will need to be made to the plans during the building and

engineering plan check process. These amendments can be made without further review by the Planning Commission if they are not substantively different to what is shown on the plans referenced in Section 1 above which led to the findings contained in this resolution of approval.

4. The decision of the Planning Commission is subject to a ten (10) day period within which any City Council member or person or entity owning property within 500 feet of the subject property may file a written appeal with the City Clerk of the Planning Commission's decision provided that a processing fee is paid to the City (see Chapter 9.02.050 BMC) & (Section 9.02.020.020 BMC)
5. In the event that the proposed development has not begun the construction process (defined as the submission of construction plans to the Building Department for plan check) within one year from the date of this approval (June 27, 2014), this entitlement shall automatically become null and void. A request for an extension of the time period may be filed with the City at least 30 days prior to the expiration date. (Section 9.02.020.050)
6. The owner of the subject property must file an Affidavit of Acceptance of the conditions set forth in the Planning Commission Resolution of Approval regarding the proposed project prior to the submission of the plans to the Department of Building and Safety. (Planning Commission Policy)

Planning Conditions:

7. A building permit cannot be issued until a zoning code amendment becomes effective amending Section 9.05.060.040 G of the Bradbury Municipal Code regarding roof pitch. If this does not occur, a variance will be required.
8. The maximum height of the proposed dwelling unit shall not exceed 28 feet as measured from the surrounding finished pad grade to the highest ridge beam as shown on the submitted plans. (Development Code Requirement).
9. No mechanical equipment shall be installed on the roof. (Design Guidelines)
10. All exterior building and landscape lighting shall be non-glare and shall be shaded so as not direct lighting off the subject property. (Section 9.06.030.100 BMC)
11. Tennis court lighting shall be fully shielded (HOA).
12. The exterior appearance and color of the project shall substantially comply with the plans and materials submitted to the Planning Commission. (Planning Commission Policy)

13. The tennis court fencing shall be either black or green vinyl chain link (HOA).
14. A wrought-iron fence shall be installed around the swimming pool with self-closing gates to meet code (HOA)
15. Property generators shall be located in underground vaults. (HOA)
16. The proposed landscape plan shall be reviewed and approved by the City's contract landscape consultants to ensure compliance with Chapter 9.06.095 – Water Efficient Landscape Standards. The applicant is required to pay applicable fees for plan check and required inspections. In addition, the landscape plan must be approved by the Los Angeles County Fire Department regarding compliance with the Fire Department's Fuel Modification Plan. (Section 9.06.090.040(C BMC)
17. If existing mature trees are removed they must be replaced at a ratio of 2:1. The minimum size of the replacement trees shall be 24-inch box. (Section 9.06.090.040 BMC & Planning Commission policy)
18. The trash enclosure must house a minimum of two (2) three-yard bins and must be covered to deter bears and other wildlife from getting into the bins.

Community Service District Conditions:

19. Install CSD approved concrete rolled berm curbs for the entire property frontage on Old Ranch Road and Deodar Lane.
20. Grind and/or replace one half of the roadway for the entire frontage of Old Ranch Road and Deodar Lane with the approved CSD asphalt section.
21. Include the civil engineer's stamped plans for the attached roadway and curb details in the plan submittal packet.
22. Lace out the existing Deodar trees under the supervision of a licensed arborist prior to the start of any work. This should be done to all mature trees that will be kept on the property.
23. Provide a dedicated architectural page in the building plan check package to show the primary entry gate and second service gates. The page should call out a minimum twenty (20) feet of decorative paving in front of the gates, a detailed elevation of the gate itself calling out the material, size and finishes. Entry gate lighting shall not cause glare onto the roadway but be directed downward, upward or a glass as to not cause glare. Entry gate signage shall read the address number and if desired, either the property owner's name or the name of the estate. Service gates shall only read the address and the

words "service gate". The Main entry Gate itself shall be transparent with the service gates being of solid material. The property line walls need to be shown along with any columns. Property line walls should not exceed seven (7) feet and the gate columns no more than eight (8) feet high. All materials and finishes need to be shown for the walls including any step backs of W.I or other material.

24. Parkway landscaping shall be installed prior to foundation inspections. The first ten (10) feet of parkway shall be grass with larger planting from ten (10) feet to the face of the walls.
25. The open drainage channel paralleling Deodar Lane shall be converted to a closed pipe to accommodate the flow with a clean-out at the connection point and a swing gate at its outlet.
26. Roadway easements if required shall be dedicated to the CSD.
27. All utilities shall be installed underground.
28. A sewer line shall be run from the septic system to the roadway for future connection to a sewer system.
29. The General Contractor and/or Project Manager shall be required to supply the security service with the names of all contractors, sub-contractors, materials men and any other visitors to the site to allow the security service time to prepare roadway passes. This same list needs to be provided to the City of Bradbury for purposes of licensing. All vehicles coming through the gates shall be license and insured. The roadways in the community are private and anyone violating the traffic and/or security laws or seen abusing the privileges shall be turned away.
30. All construction parking shall be on-site.
31. Drainage improvements may be required, and they shall be designed and constructed to the satisfaction of the City Engineer and the Building Official. Particular attention shall be made to insure that the proposed project adequately provides for contributory drainage and that surface run-off shall be retained on-site. (Building Code Regulations & City Engineer requirements)

Building/Engineering Conditions:

32. The Building Department may require a soils report and geology report. The applicant shall satisfy this requirement to the satisfaction of the City's Building Official. (Building Code Regulations)

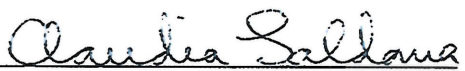
33. The grading shall be balanced on-site no import or export of fill material shall be permitted without Planning Commission approval. (Building Code Regulations, HOA)
34. The proposed location and solution identified on Sheet L1.00 for the low-impact development compliant storm water retention is subject to the review and approval of the City Engineer.
35. Any un-compacted soils shall be re-graded in accordance with the Soils Engineer's recommendations and to the satisfaction of the City Engineer and the Building Official. (Building Code Regulations).
36. Planning Department Construction Observation and Plan Check Fees are required to be paid at the time Building Permits are obtained.
37. A pre-construction meeting shall take place prior to any work being started. The meeting shall be attended by city officials designated by the City Manager, the Bradbury CSD, the property owner and his/her representatives who have a role during the construction phase of the project.

SECTION F. The City Clerk shall certify to the adoption of this resolution.

PASSED APPROVED AND ADOPTED this 23rd day of October, 2013.



Darlene Kuba, Chairperson

ATTEST: 

City Clerk

I, Claudia Saldana, City Clerk, hereby certify that the foregoing Resolution No. 13-227. PC was duly adopted by the Planning Commission of the City of Bradbury, California at a regular meeting held on the 23rd day of October, 2013 by the following vote:

AYES: Chairperson Kuba, Vice-Chairperson Esparza,
Commissioners Hernandez, Dunst and Novodor
NOES: None
ABSTAIN: None
ABSENT: None



Darlene Kuba Chairperson (District 3)
Susan Esparza Vice Chairperson (District 4)
Frank Hernandez, Commission Member (District 1)
Karen Dunst, Commission Member (District 5)
Bill Novodor Commission Member (District 2)

City of Bradbury Planning Commission Agenda Report

TO: Honorable Chairperson and Members of the Planning Commission

FROM: Anne McIntosh, City Planner

DATE: October 23, 2013

SUBJECT: 399 OLD RANCH ROAD (FORMERLY 506 DEODAR LANE)
ARCHITECTURAL REVIEW APPLICATION NO. AR 13-283
NEIGHBORHOOD COMPATIBILITY APPLICATION NO. NC 13-105

AGENDA NO. 6-B

PROJECT DESCRIPTION

The property owner, Mr. Han Tan, is requesting the demolition of existing site improvements – including house, pool house, garage and stables – for the construction of a new single family residence (30,114 square feet) and guest house (2,497 square feet), along with site amenities (water features and tennis court) and overall site landscaping (see Sheets A1.02 and A1.01 of the plan packet). The applicant is Megan Johnson of Ehrlich Architects on behalf of Mr. Tan. Ms. Johnson will make a presentation to the Commission of the submittal package.

ENVIRONMENTAL REVIEW

The proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction) and Section 15332 (In-Fill Development) of the CEQA Guidelines.

ANALYSIS

The property is zoned A-5 and allows for the uses proposed with a Major Architectural Review Permit and Neighborhood Compatibility approval from the Planning Commission.

The project site is located in the Bradbury Estates Community Services District and is subject to the review of the Bradbury Estates Homeowner's Association. The CSD and HOA reviewed this project at their meeting of September 9, 2013. See attached comment letter dated September 10, 2013. The comments provide specific requirements and suggestions for roadway improvements and development features that are already included in the plans. The CSD and HOA unanimously recommended approval of the project as conditioned.

Following is a summary of the site characteristics and proposed improvements:

Parcel #	8527025001
Zone	A-5
General Plan Designation	Estate – 5 acre
Gross site area	5.14 acres
Gross lot width	455 feet
Gross lot depth	493 feet
Net area of site (easements for road/utilities)	4.9 acres
Net lot width	455 feet
Net lot depth (easements for road/utilities)	470 feet
Net lot coverage	15 percent
Landscaped area	4.9 acres
Average lot slope Sheet A0.04	9.9936 percent (slope calculation on plans)
Surrounding land uses and zoning Sheet A0.01	The subject property is surrounded on all sides by property zoned A-5 and developed for residential purposes.
Building Area Gross Sheets A1.03-05	32,611 square feet
Main House Gross <ul style="list-style-type: none"> Basement floor – living area Basement floor – garage/mech. First floor Second floor 	30,114 square feet <ul style="list-style-type: none"> 2,489 square feet 8,665 square feet 15,446 square feet 3,514 square feet
Area House Gross <ul style="list-style-type: none"> First floor Second floor 	2,497 square feet <ul style="list-style-type: none"> 1,081 square feet 1,416 square feet

Following is a table that shows how the proposal meets the development standards for the A-5 zone:

Development feature	A-5 Zone requirements	Proposed	Meets Requirements?
Minimum Lot Area	5.0 acre	5.14 acre	Yes, exceeds
Minimum Lot Width	250 feet	455 feet	Yes, exceeds
Residential Density	One single-family dwelling +accessory	One single-family dwelling +accessory	Yes
Minimum Dwelling Size	2,500 square feet	30,114 square feet	Yes, exceeds
Guesthouse	One, up to 2,500 square feet	One, 2,497 square feet	Yes
Front setback	50 feet	50 feet	Yes
Side setbacks (each)	25 feet	25 feet	Yes
Rear setback	25 feet	50 feet	Yes, exceeds

Development feature	A-5 Zone requirements	Proposed	Meets Requirements?
Height limit <i>Sheets A3.01-03</i>	28 feet (or 35 feet)	Main house – 24 feet Guest house – 22 feet	Yes
Roof Pitch <i>Sheet A1.06</i>	3.5 to 12	0 % text amendment in progress*	*Requires text amendment
Hillside - >10% slope <i>Sheet A0.04</i>	Additional requirements	Does not require hillside – 9.99% slope	Yes
Tree preservation <i>Sheet A0.05 Arborist report</i>	Required to comply with 9.06.090 BMC	Tree preservation of nine mature Deodar cedars, three mature coastal live oaks. Some removal of non-specimen trees	Yes To be reviewed during plan check
Grading and Drainage <i>Sheet L1.00</i>	Compliance with LID Ordinance Approval by City Engineer	Proposed Grading and Drainage Plan and proposed underground stormtech SC-740 chamber	Yes, to be reviewed during plan check
Fire Access <i>Sheet A9.01</i>	Required to be approved by LA County Fire		
Landscape <i>Sheets L1.01, L2.01-04</i>	Required to comply with 9.06.095 BMC	Tree preservation plan and new landscape plan to be reviewed by Armstrong and Walker during plan check	Yes To be reviewed during plan check
Retaining walls	6 feet maximum	6 feet maximum	Yes
Parking	6 spaces required	16 spaces	Yes, exceeds
Design requirements <i>Sheets A2.01-02, A5.00-01</i>	Distinctive style Unifying elements	Modern Uniform arch style and landscape elements	Yes Yes

Staff believes that the proposed development is of superior architectural quality and site design. The project meets the required findings described in Bradbury Municipal Code Section 9.04.030.030C (Architectural Review) as follows:

1. **The proposed development is designed and will be developed to preserve to the greatest extent practicable the natural features of the land, including existing topography and landscaping.** The location of the new structures is primarily in the same location as the existing improvements on the site, thereby reducing the amount of required grading and tree removal.
2. **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 existing site is developed with low profile ranch-style buildings. The

new project is a modern architectural style. It is a split level style and is one- to two-story above grade, at no time exceeding two stories one above the other. It meets the height requirements and due to the flat roof, is under the limit of 28 feet.

3. **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 orientation of the site plan is inward to the property. The portions of the new structures that are closest to neighboring properties have minimal fenestration and significant landscaping to protect privacy.
4. **The requirements of Ridgeline and View Preservation have been met.** The site is located in a relatively flat neighborhood that is already developed. No ridgeline or view concerns will be triggered.
5. **The proposed development is designed and will be developed in a manner to the extent reasonably practicable so the it does not unreasonably interfere with the neighbor's existing view, view of ridgelines, valleys or vistas.** The site is located in a relatively flat neighborhood that is already developed. No ridgeline or view concerns will be triggered.
6. **The requirements of the Tree Preservation and the Landscaping conditions have been met.** As proposed and as subsequently conditioned, all code requirements for tree preservation and landscaping will be met.

The project meets the required findings described in Bradbury Municipal Code Section 9.04.050.040 (Neighborhood Compatibility) as follows:

- A. **Natural Amenities.** The improvements to the property shall respect and preserve to the greatest extent practicable the natural features of the land, including existing topography and landscaping. The location of the new structures is primarily in the same location as the existing improvements on the site, thereby reducing the amount of required grading and tree removal.
- B. **Neighborhood Character.** Reasonable compatibility with the existing neighborhood character in terms of the scale of development of surrounding residences, particularly those within 500' of the proposed development parcel boundaries. While many elements can contribute to the scale of the residential structure, designs should minimize the appearance of over or excessive building substantially in excess of existing structures in the neighborhood. The square footage of the structure and the total lot coverage shall reflect the uncrowded character of the City and the respective neighborhood. The height of the structures shall maintain to the extent practicable, some consistency with the height of the structures on neighboring properties. The proposal has a low 15% lot coverage, height of only 22 feet, and is designed to fit into the slope contours of the existing site to minimize grading.
- C. **Privacy.** Design proposals shall respect the existing privacy of adjacent properties by maintaining an adequate amount of separation between the

proposed structure and adjacent properties, and the design of balconies, decks and windows shall respect the existing privacy of adjacent properties. There are no off-site residential structures within 100 feet of this project. Conditions of the HOA regarding lighting and screening around the tennis court address any privacy and intrusion concerns.

ALTERNATIVES

The Planning Commission will open the public hearing and solicit testimony on the proposed project. At that time, the Planning Commission has the following alternatives:

Option 1. Close the public hearing and find that the requested Architectural Design Review approvals are consistent with the City's Design Guidelines and development standards subject to certain conditions and approve the staff recommendation.

Option 2. Continue the public hearing open, find that the requested plan approvals may be appropriate with certain design modification. Direct the applicant to revise the plans and continue the public hearing to a date certain.

Option 3. Close the public hearing, find that the proposed development plans are not consistent with the City's Design Guidelines, Development Standards and the use of the materials is not compatible with the surrounding neighborhood and deny the project as proposed.

RECOMMENDATION

Staff recommends that the Commission adopt the attached draft resolution, which approves the environmental categorical exemption and conditionally approves the proposed development Architectural Review Application No. AR 13-283, Neighborhood Compatibility Application No. NC 13-105.

Attachments:

- A. Draft Planning Commission Resolution PC 13-###
- B. Applicant's Architectural Review package, including required plans
- C. Letter dated September 10, 2013 from the Bradbury Estates
- D. Letter from adjacent neighbors – Mr. and Mrs. Richard T. Hale, Jr.

PLANNING COMMISSION RESOLUTION NO. PC 18-276

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 MODIFICATIONS TO THE ARCHITECTURAL PLANS PREVIOUSLY APPROVED UNDER PLANNING COMMISSION RESOLUTION NO. 13-227.PC FOR ARCHITECTURAL REVIEW NO. AR 13-283 AND NEIGHBORHOOD COMPATIBILITY APPLICATION NO. NC 13-105 FOR A NEW, TWO-STORY, 27,370 SQUARE-FOOT SINGLE-FAMILY RESIDENCE WITH A 5,238 SQUARE-FOOT BASEMENT, A 10,382 SQUARE-FOOT, 27-CAR GARAGE, AND 2,989 SQUARE FEET OF MECHANICAL EQUIPMENT AND STORAGE SPACE AT 506 DEODAR LANE

WHEREAS, the Planning Commission considered modifications for the development at 506 Deodar Lane, the plans for which had been approved by the adoption of Planning Commission Resolution No. 13-227.PC for Architectural Review No. AR 13-283 and Neighborhood Compatibility Application No. 13-105.

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-notice public hearing has been conducted at the regular meeting on June 27, 2018, 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 given at the public hearing are incorporated in this Resolution and comprise the bases on which the findings have been made.

SECTION C. The Planning Commission declares that the project and modifications meet the required findings stated in Section 9.34.050 of Chapter 34 (Architectural Review, Significant) of the Bradbury Development Code, and that the findings as stated in Resolution No. 13-227.PC are applicable to the modified project.

SECTION D. The Planning Commission declares that the project and modifications meet the required criteria stated in Section 9.40.050 of Chapter 40 (Neighborhood Compatibility) of the Bradbury Development Code, and that the findings as stated in Resolution No. 13-227.PC are applicable to the modified project.

SECTION E. The Planning Commission finds and declares that the property is situated such that the proposed project and modifications will not affect a view or vista from the main structure of a preexisting developed property, and therefore, the proposed project and modifications are not subject to the limitations of Chapter 43 (Ridgeline Preservation) of the Bradbury Development Code.

SECTION F. The Planning Commission finds that the proposed project and modifications are Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303(a) of the CEQA Guidelines as new construction of one single-family residence.

SECTION G. In accordance with Government Code Section 66474.9(b)(1), the applicant and/or property owner shall defend, indemnify, and hold harmless the City, and its officers, agents and employees, from any claim, action, or proceeding to attack, set-aside, void or annul, the approval of this project brought within the time period provided by Government Code Section 66499.37. In the event the City and/or its officers, agents and employees are made a party of any such action:

1. Applicant and/or property owner shall provide a defense to the City defendants or at the City's option reimburse the City its costs of defense, including reasonable attorney's fees, incurred in defense of such claims; and

2. Applicant and/or property owner shall promptly pay any final judgment rendered against the City defendants. The City shall promptly notify the applicant of any claim, action of proceeding, and shall cooperate fully in the defense thereof.

SECTION H. The Planning Commission hereby approves the proposed project and modifications as depicted on the submitted plans and subject to the applicable conditions stated in Resolution No. 13-227.PC, all of which shall be complied with to the satisfaction of the City Manager or designees.

SECTION I. 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 J. 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., submittal of plans for plan check by the Department of Building and Safety) within one (1) year of the date of this approval (i.e., by June 27, 2019), 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 extension, and one (1) extension of up to one (1) year may be granted by the applicable review authority.

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

- SIGNATURES ON THE NEXT PAGE -

PASSED, APPROVED, AND ADOPTED this 27th day of June, 2018.

Darlene Kuba

Chairperson

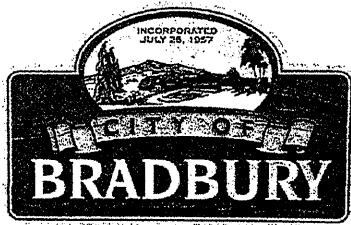
ATTEST:

Claudia Saldana

City Clerk

I, Claudia Saldana, City Clerk, hereby certify that the foregoing Resolution No. PC 18-276 was duly adopted by the Planning Commission of the City of Bradbury, California, at a regular meeting held on the 27th day of June, 2018, by the following vote:

AYES: Chairperson Kuba, Vice-Chairperson Novoder,
NOES: None Commissioners Dunst, Hernandez, Jones
ABSTAIN: None
ABSENT: None
RECUSED: None



Darlene Kuba, Chairperson (District 3)
Karen Dunst, Vice Chairperson (District 5)
Frank Hernandez, Commission Member (District 1)
Robert Jones, Commission Member (District 4)
Bill Novodor, Commission Member (District 2)

City of Bradbury Planning Commission Agenda Report

TO: Honorable Chairperson and Members of the Planning Commission

FROM: Jim Kasama, City Planner *JK*

DATE: June 27, 2018

SUBJECT: RESOLUTION NO. PC 18-276 – 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 MODIFICATIONS TO THE ARCHITECTURAL PLANS PREVIOUSLY APPROVED UNDER PLANNING COMMISSION RESOLUTION NO. PC 13-227 FOR ARCHITECTURAL REVIEW NO. AR 13-283 AND NEIGHBORHOOD COMPATIBILITY APPLICATION NO. NC 13-105 FOR A NEW, TWO-STORY, 27,370 SQUARE-FOOT SINGLE-FAMILY RESIDENCE WITH A 5,238 SQUARE-FOOT BASEMENT, A 10,382 SQUARE-FOOT, 27-CAR GARAGE, AND 2,989 SQUARE FEET OF MECHANICAL EQUIPMENT AND STORAGE SPACE AT 506 DEODAR LANE

AGENDA ITEM NO. 8

BACKGROUND

On October 23, 2013, the Planning Commission adopted Resolution No. 13-227.PC (attached) for the approval of Architectural Review No. AR 13-283 and Neighborhood Compatibility Application No. NC 13-102, for the construction of a new, 30,114 square-foot, single-family residence and accessory structures, which included a guest house, tennis court, swimming pool, and decorative water features at 506 Deodar Lane (formerly 399 Old Ranch Road). The October 23, 2013, agenda report is attached.

The project is in the Bradbury Estates Community Services District (CSD) and was subject to review by the Bradbury Estates CSD and Homeowner Association (HOA). The CSD and HOA reviewed the original design at their meetings of September 9, 2013, and recommended conditional approval, including roadway improvements and certain development features that have been incorporated into the project. These conditions of approval remain applicable.

The project is under construction, but due to changes in personal circumstances, the owner, Mr. Han Tan is proposing to modify the design of the project. The guest house is to be a guest wing of the main residence, the tennis court is to be eliminated, the swimming pool is to be reoriented, and carports will be added for visitor and day-to-day parking. The proposed changes are depicted on sheet G0.00a of the attached plans.

The modified plans were presented to the Bradbury Estates Homeowner Association (HOA) at their meeting on May 14, 2018. The HOA Board unanimously approved the proposed modifications. The HOA approval letter is attached.

ANALYSIS

The property is zoned A-5. Refer to the attached October 23, 2013, agenda report for the initial project description and analysis. The proposed modifications may be approved if the Planning Commission determines that the design changes meet the findings required for approval of a Significant Architectural Review and Neighborhood Compatibility Application. The following is a summary of the site characteristics and proposed improvements:

Parcel #	8527-025-001
Zone	A-5
General Plan Designation	Agricultural Estate – 5 Acres
Gross site area	5.14 acres
Gross lot width	455 feet
Gross lot depth	493 feet
Net area of site (less easements for roads and utilities)	4.9 acres
Net lot width	455 feet
Net lot depth	470 feet
Net lot coverage	15 percent
Landscaped area	4.9 acres
Average lot slope	9.9936 percent
Surrounding land uses and zoning	The subject property is surrounded by A-5 zoned parcels that are developed with <i>single-family residences</i>
Total Building Area	45,979 square feet
Main House Area <ul style="list-style-type: none"> • First floor • Second floor • Basement living area • Basement garage & storage 	32,608 square feet <ul style="list-style-type: none"> • 19,204 square feet • 8,166 square feet • 5,238 square feet • 13,371 square feet

The following table compares the proposed development with the A-5 zoning standards:

Development Features	A-5 Zone Standards	Proposed Project	Meets A-5 Requirements?
Minimum Lot Area	5.0 acres	5.14 acres	Yes
Minimum Lot Width	250 feet	455 feet	Yes
Residential Density	One SFR & one ALQ	One SFR with an attached guest wing	Yes
Dwelling Size	2,500 s.f. minimum	32,608 square feet	Yes
Guesthouse	One, up to 2,500 s.f.	Attached guest wing	Yes
Front setback	50 feet	50 feet	Yes
Side setbacks (each)	25 feet	25 feet	Yes
Rear setback	25 feet	50 feet	Yes
Height limit	35 feet	28 feet	Yes
Hillside Regulations	If greater than 10% slope	Not applicable 9.99% slope	Yes
Tree preservation	Required to comply with Chapter 118	Preserving nine mature Deodars and three mature coast live oaks.	Yes Subject to review during plan check
Grading and Drainage	Compliance with LID Standards and approval by City Engineer	LID Grading and Drainage, including an underground Stormtech SC-740 retention chamber	Yes Subject to review during plan check
Fire Access	Required to be approved by LA County Fire	Approved by LA County Fire	Yes Subject to review during plan check
Landscaping	Required to comply with Chapter 121	Tree preservation and landscape plans approved by Armstrong and Walker	Yes Subject to review during plan check
Retaining walls	Six-foot maximum	Six-foot maximum	Yes
Parking	Six spaces required	29 garage spaces, nine carport spaces & three open spaces	Yes
Design requirements	Distinctive style with unifying elements	Modern style with complementary architectural features and landscaping elements	Yes Subject to review during plan check

ENVIRONMENTAL REVIEW

The proposed modifications to the project are Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303(a) of the CEQA Guidelines – New construction or conversion of small structures, including a single-family residence.

This class of Categorical Exemptions is stated as being for limited numbers of new, small facilities or structures, but includes the development of one, single-family residence, or a second dwelling unit, and in urbanized areas, up to three single-family residences. The class also applies to the development of a duplex or similar multi-family residential structures of up to six units. Based on these parameters, the proposed project and the proposed modifications qualify for this class of exemption.

NOTICING

Notices of the public hearing for the proposed modifications were mailed to the owners of properties within 500 feet of the subject property by June 15, 2018.

FINDINGS

The proposed development, including the proposed modifications are of superior architectural quality and site design. The project, with the modifications is compatible with its neighborhood, and satisfies the required findings for approval of a Significant Architectural Review and a Neighborhood Compatibility Application. The findings are stated in the attached Resolution No. 13-227.PC, and are still applicable. This is stated in the attached Resolution No. PC 18-276.

PLANNING COMMISSION ALTERNATIVES

The Planning Commission is to conduct a public hearing to solicit testimony on the proposed project and modifications. The Planning Commission will have the following choice of actions:

Option 1. Close the public hearing and determine that the proposed project and modifications meet the findings for approval and a Categorical Exemption under CEQA, and approve a motion to adopt Resolution No. PC 18-276.

Option 2. Close the public hearing and determine that the proposed project and/or the proposed modifications do not meet the findings for approval or a Categorical Exemption under CEQA, and approve a motion to deny the proposed project and/or modifications, and direct staff to draft the appropriate resolution for adoption at the next meeting.

Option 3. If the Commission determines that the proposed project and/or modifications with certain limited alterations can be made to meet the findings for approval and a Categorical Exemption under CEQA, then the Commission is to approve a motion to continue the public hearing as open to the July 25, 2018, regular meeting, and direct the applicant to revise the plans accordingly and submit such revised plans to the City at least two weeks prior to the date of the meeting for reconsideration by the Planning Commission.

RECOMMENDATION

It is recommended that the Commission utilize Option 1 and adopt the attached Resolution No. PC 18-276.

ATTACHMENTS

Draft Planning Commission Resolution No. PC 18-276
Planning Commission Resolution No. 13-227.PC
Planning Commission Agenda Report for October 23, 2013 Meeting
Bradbury Estates HOA Approval Letter of May 16, 2018
Proposed Modified Plans



October 9, 2019

City of Bradbury
Jim Kasama
Planning Department City Planner
600 Winston Ave.
Bradbury, CA 91008

Re: Bradbury Residence
Mr. and Mrs. Han Tan
506 Deodar Lane
Bradbury, CA 91008

The following are Delta 8 architectural drawing **revisions** dated 10.08.19.

Square Footage increase:

Main House	Guest Wing (Guest House)	Pool Cabana (Pool House)	2-Car Garage
1st Floor: +279 sq. ft.	1st Floor: +297 sq. ft.	1st Floor: +244 sq. ft.	1st Floor: +427 sq. ft.
2nd Floor: <u>+859 sq. ft.</u>	2nd Floor: <u>+304 sq. ft.</u>	2nd Floor: <u>+425 sq. ft.</u>	2nd Floor: <u>n/a</u> .
subtotal: +1,138 sq. ft.	subtotal: +601 sq. ft.	subtotal: +669 sq. ft.	subtotal: +427 sq. ft.

TOTAL SQUARE FOOTAGE INCREASE: 2,835 sq. ft.

Main House

- The first floor of the Main House West Wing was redesigned and expanded north approximately 5'-8.
- The entire Second Floor Main House West Wing was redesigned, as well as the west facade.
- The Second Floor West Wing floor plan layout expanded north and now shares a common wall with the Guest House along gridline 1.75.
- The entire Second Floor and Roof elevation of Main House West Wing was lowered by 1'-0".
- Enclosed Service Room #237 approximately 206 sq. ft. was added on the roof of the second floor. This Service Room allows access the top of the waterwall for maintenance purposes.

Guest Wing (Guest House)

- The entire Guest Wing along with the Pool Cabana, Sauna/Steam buildings moved west approximately 60'-0".
- The entire Guest Wing floor elevation was lowered by 1'-0". There used to be two 6-inch steps to in order to enter Guest Wing but now the new floor elevation matches the floor elevation of the Main House.

12501 Imperial Hwy., Suite 210 / Norwalk / California 90650

Tel: (909) 315 – 0019



- The east wall plane of the Guest Wing along gridline C4 was redesigned.
- Most of the Second Floor Guest Wing was redesigned.
- On the second floor some of the windows along the north wall (gridline 1.2) were either reduced in length or were eliminated.

Pool Cabana (Pool House)

- As mentioned above, the entire Pool Cabana, Sauna/Steam buildings moved west approximately 60'-0".
- The east side of the Pool Cabana (Teppanyaki) floor elevation was lowered by 1'-0" to match the floor elevation of the remaining Pool Cabana, Guest Wing and Main House.
- The Pool Cabana will need to be graded since it move west approximately 60'-0".

2-Car Garage

- The Storage Room #181 and Electrical Room #182 inside the 2-Car Garage were shown in the June 2018 floor plan submittal but the square footages were omitted from the Sheet Index. So for these modifications 427 sq. ft. for the Storage Room #181 and Electrical Room #182 has been added to the Sheet Index under the 2-car garage subtotal.
- The trash enclosure room inside the 2-car garage was relocated to the exterior.

Miscellaneous

- Two of the exterior guest parking were eliminated to accommodate the trash enclosure.
- Minor exterior finishes were revised.

Tomas Balderas, Project Manager
Horizon Pacific (Builder)
(Submitted on behalf of Schmidt Architecture)
(909) 315-0019

END



October 15, 2019

City of Bradbury
600 Winston Ave.
Bradbury, CA 91008

via email: jkasama@cityofbradbury.org

Attn: Jim Kasama

Re: 506 Deodar Lane, Bradbury

Jim,

At last evening's H.O.A. Board Meeting the plan changes to the home, guest wing and pool cabana were carefully reviewed and unanimously approved by the board. This included the shifting of these structures some sixty feet to the west. The Board is excited about getting this project back under active construction.

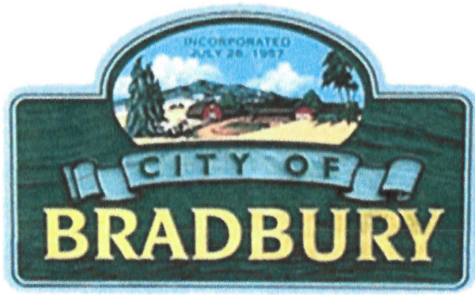
Sincerely,

A handwritten signature in blue ink, appearing to read "Dick Hale". The signature is fluid and cursive, with a large, stylized "D" and "H".

Dick Hale

H.O.A. Board President

1 Deodar Lane Bradbury California 91008



Bill Novodor, Chairperson (District 2)
Frank Hernandez, Vice Chairperson (District 1)
Chelsea Hunt, Commission Member (District 5)
Robert Jones, Commission Member (District 4)
Darlene Kuba, Commission Member (District 3)

City of Bradbury Planning Commission Agenda Report

TO: Honorable Chairperson and Commission Members

FROM: Jim Kasama, City Planner

DATE: October 23, 2019

SUBJECT: COMMUNITY DISCUSSION

R-7,500 ZONE – TWO-STORY DEVELOPMENT STANDARDS

AGENDA ITEM NO. 9

BACKGROUND

At the January 24, 2018 meeting, the Planning Commission considered a proposal for the addition of a second story at 2331 Freeborn Street. During the public hearing it was mentioned that two-story houses might be prohibited in the R-7,500 zone – a map of this area is attached – the Ns and Ys indicate the residents' position in response to a September 14, 2018 letter on whether two stories should be allowed. There is no documentation that this area is limited to one-story houses. The Commission continued the public hearing, but the applicant withdrew the proposal without bringing it back to the Commission, and therefore no decision was rendered on the proposal. The testimony at the public hearing was split between those opposed to second stories and those in favor of two-story houses. The Commission expressed concerns that regulations are not clear as to whether two stories are allowed in the R-7,500 zone.

There is only the one R-7,500 zone in the City of Bradbury, and it is comprised of 38 lots – see the attached map. The R-7,500 zoning regulations (Chapter 61) are also attached and include annotations of proposed/draft amendments to address second stories. The existing regulations do not expressly address second floors but allow for a height of up to 28 feet. If a proposal includes a second floor, it is subject to a public hearing for Ridgeline and View Preservation, Architectural Design, and Neighborhood Compatibility reviews. A height of 28 feet will accommodate two stories, but the regulations do not address second floors. There is one, two-story house in this area at 2350 Gardi Street. The two-story

portion of this residence was added in 1986 and was approved by Planning Commission Resolution No. 86-106 for a variance from the front setback and Resolution No. 86-107 for a deviation from the height limit.

The Planning Commission directed staff to include a community meeting on the agenda of the August 22, 2018 meeting. To facilitate the discussion, a letter was sent on August 8, 2018, to the owners and residents of the properties in the R-7,500 zone. The letter asked for the community to provide input on second stories. Eight replies were received; seven favored restricting second floors, and one was in favor of the status quo. Following the discussion, the Commission stated that a response from only eight of the 38 properties in the R-7,500 zone was not adequate, and asked staff to solicit additional input.

On September 14, 2018, a second letter was sent to the owners and residents. The letter asked, "What are your views on second story developments in the R-7,500 Zone?" And, requested that the recipient check a box as to either, "I support second story developments" or "I am opposed to second story developments." The discussion was scheduled for the September 26, 2018 meeting, but due to the lack of a quorum, had to be postponed to the October 24, 2018 meeting.

At the October 24, 2018 meeting, there were 21 responses to the September 14, 2018 letter. The responses along with the testimony at the meeting showed that the community is almost evenly split as to whether second floors should be allowed or restricted – see the attached map. Because of this split, the Commission did not feel that there should be any drastic changes to the regulations and suspended the discussion. Staff was directed to examine the potential of adding regulations for second stories.

R-7,500 ZONE DEVELOPMENT STANDARDS

There is only one, R-7,500 zone in the City of Bradbury – see the attached map. The following is a summary of the existing regulations:

- Each lot shall have a minimum area of not less than 7,500 square feet with a minimum average width of not less than 60 feet.
- The main dwellings shall have a minimum size of 1,500 square feet, excluding porches, garages, or other accessory areas.
- Yards/setbacks shall be as follows: Front – 20 feet / Sides – 10 feet / Rear – 10 feet.
- The maximum height shall be as approved by the Planning Commission pursuant to the Ridgeline and View Preservation regulations up to 28 feet. Not more than 20 percent of the roof of any main building may have a slope of less than 3½:12.
- A two-car garage is required for houses with up to four bedrooms. For houses with more than four bedrooms, one additional garage space is required for each two additional bedrooms or rooms used for sleeping purposes, or any increment thereof.

The existing regulations would apply to a two-story structure as well as a one-story structure. At the community discussions, the primary concern expressed regarding a two-story development was its impacts on privacy, in particular that a second floor would allow a neighbor to see into the back yards of the adjacent properties. Other concerns that were expressed by many of the residents is that a two-story house would have a bulky or massive appearance and it could block sunlight and air circulation to adjacent properties.

Based on these concerns, amendments to the R-7,500 zoning regulations have been drafted – see the attached annotated/draft regulations. The following regulations are suggested to be added for two-story proposals:

- A second floor or a two-story design would have an additional five-foot front setback – this encourages articulation between the first and second floors, which mitigates the bulky appearance of a two-story structure.
- A second floor or a two-story design would have additional ten-foot side setbacks – this reduces impacts to privacy, and building mass, and provides open spaces between buildings for light and air circulation.
- A second floor or a two-story design would have an additional 20-foot rear setback – this reduces impacts to privacy.
- A two-story design would be limited to a floor-area-ratio of 50 percent and could cover a maximum of 35 percent of the lot – this limits the size of a two-story dwelling to the same maximum floor area that a one-story design could have.
- Only the main dwelling could have two stories – this prohibits any other structure from having two stories.
- A two-story design must have hipped roofs of a 4:12 slope or lower – this reduces the mass or bulky appearance of a two-story structure.

Attached are four photos of two-story houses that were built based on regulations similar to the above. The photos show that the second floors are set inward from the first floors, and that the houses have shallow, hipped roofs.

SEPTEMBER 26, 2019 LETTER

At the August 28, 2019 meeting, staff informed the Planning Commission that the City Council had asked staff to initiate an updating of the Development Code. Since the R-7,500 regulations were already under discussion, it was decided that it would be the first zone to be addressed. The Commission directed staff to reinstitute the community discussion and that a new letter be sent to the residents to request additional input.

The attached letter was sent to the owners and residents of the R-7,500 zone area with the annotated/draft R-7,500 zoning regulations. As of October 16, 2019, the three attached responses had been received.

PLANNING COMMISSION ACTION

The Planning Commission is to open the community discussion and request the community's input on the subject of two-story development in the R-7,500 zone. Following the discussion, the Commission has the following options:

Option 1. Direct staff to proceed with the drafting of an ordinance to amend the R-7,500 regulations in accordance with the draft regulations presented at this meeting, or with changes.

Option 2. Direct staff to not proceed with an ordinance to amend the R-7,500 regulations in favor of maintaining the status quo.

Option 3. Continue the discussion to a regular meeting after the holidays.

ATTACHMENTS

Map of the R-7,500 Zone District
Draft R-7,500 Zoning Regulations with Annotations
Photos of Two-Story Houses
September 26, 2019 Letter
Responses to the September 26, 2019 Letter

(2305)	(2317)	(2317)	(2315)	(2353)	(2337)
N	Y	Y			N

ELDA

ST.

			N		Y
(2304)	(2310)	(2316)	(2324)	(2330)	(2334)

(2307)	(2313)	(2321)	(2327)	(2331)	(2341)
			N	Y	Y

FREEBORN

ST.

	N		Y	Y	
(2304)	(2312)	(2320)	(2326)	(2330)	(2338)

(2307)	(2313)	(2319)	(2325)	(2331)	(2341)	(2351)
		N	Y	N	N	N

GARDI

ST.

Y	N	Y		Y		
(2302)	(2312)	(2318)	(2326)	(2332)	(2342)	(2350)

2 stories?

Y = yes

N = no



MOUNT OLIVE
DR.

BICYCLE & EQUESTRIAN

ROYAL OAKS

BRADBURY DEVELOPMENT CODE UPDATE - *DRAFT*

CHAPTER 61. – R-7,500 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT

Sec. 9.61.010. – Purpose of chapter.

In order to provide for the development of single-family residential areas and to maintain the integrity of existing single-family residential areas within the City, the regulations of this chapter shall be applicable to all properties classified in Zone R-7,500.

Sec. 9.61.020. – Permitted uses.

No person shall use, nor shall any property owner permit the use of any lot classified in any R-7,500 zone for any use, other than the following:

(1) Principal uses.

- a. One single-family dwelling.
- b. Open spaces.
- c. Small residential care facility (six or fewer residents).
- d. Supportive and transitional housing.

(2) Accessory uses.

- a. Accessory buildings or structures.
- b. Accessory living quarters as allowed by Chapter 85 of this title.
- c. Accessory dwelling units as allowed by Chapter 85 of this title.
- d. Nursery stock, orchards, vineyards, the raising of field crops, tree, berry and bush crops, or vegetable or flower gardening; provided that no roadside stands or sales offices shall be permitted, nor shall there be permitted any retail sale from the premises or advertising signs of any nature.
- e. The keeping of animals as specified in Chapter 124 of this title.
- f. The storage of building materials during the construction of any building or part thereof, and for a period of 30 days after construction is completed. The temporary use of portable prefabricated metal storage containers is permitted until construction is completed.
- g. Not to exceed one home occupation.
- h. Private garages and carports.

BRADBURY DEVELOPMENT CODE UPDATE - **DRAFT**

- i. Open spaces.
 - j. Manufactured housing units to include mobile homes that comply with the State Housing Code and the City's design guidelines are permitted when installed on a permanent foundation.
- (3) Conditional uses.
- a. Land reclamation.

Sec. 9.61.030. – Uses expressly prohibited.

- (a) No use shall be permitted on any R-7,500 zoned lot except as expressly authorized herein.
- (b) Permanent use of portable prefabricated metal storage containers is prohibited.

Sec. 9.61.040. – Development standards.

All premises in the R-7,500 zone shall comply with the following standards of development:

- (1) *Required lot area.* Each lot in the R-7,500 zone shall have a minimum lot area of not less than 7,500 square feet.
- (2) *Lot width.* Each lot or parcel of land in the R-7500 zone shall have a minimum average width of not less than 60 feet.
- (3) *Yards.*
 - a. *Front yards.* Each lot in the R-7,500 zone shall maintain a front yard area of not less than 20 feet in depth. **Second stories shall maintain a front yard setback of not less than 25 feet in depth.** *(This encourages articulation between the first and second floors, which mitigates the bulky appearance of a two-story structure.)*
 - b. *Side yards.* Each lot in the R-7,500 zone shall maintain side yards of not less than ten feet in depth. **Second stories shall maintain side yard setbacks of not less than twenty feet in depth.** *(This will reduce impacts to privacy, reduce building mass, and provide open space between buildings for light and air circulation.)*
 - c. *Rear yards.* Each lot in the R-7,500 zone shall maintain a rear yard of not less than ten feet in depth. **Second stories shall maintain a rear yard setback of not less than 30 feet in depth.** *(This will reduce impacts to privacy.)*
 - d. *Private streets.* Notwithstanding any other provision of this chapter, no building shall be located closer than 50 feet to any private street or vehicular easement serving more than

BRADBURY DEVELOPMENT CODE UPDATE - **DRAFT**

two parcels of property.

- (4) ~~Minimum-d~~**Dwelling size.** Each dwelling in the R-7,500 zone, exclusive of guest houses, pool houses, servants' quarters, or other permitted accessory dwellings, shall have a minimum size of 1,500 square feet. Such square footage shall be exclusive of porches and garages, or other accessory buildings attached to the dwelling.

Two story dwellings shall not exceed a gross floor area ratio of 50% and a lot coverage area of 35% of the net lot area. *(This will limit the size of a two-story dwelling to the same floor area that could be had with a one-story dwelling that maximized the lot area, i.e., a one story built to the limit of all one story setbacks. Floor Area Ratio and Lot Coverage will need to be defined.)*

- (5) **Height limits.** No building, structure or improvement in the R-7,500 zone shall exceed the lesser of:

- a. The height approved by the Planning Commission pursuant to the ridgeline and view preservation regulations, Chapter 43 of this title, if applicable; or
- b. **One story and 28 feet, except that the principal single-family dwelling may have two stories.** *(This limits two-story structures to only the principal dwelling.)* ~~To the extent that an owner of property seeks to construct a building to a greater height than the limit provided in the zone in which the property is located, relief may be granted through variance proceedings. (This clause is not necessary and could be construed as an encouragement to exceed the height limit.)~~

All measurements of height shall be made from the finished grade to the highest ridge beam and shall not include the chimneys. Chimneys shall not exceed the minimum height required by this Code or have a width larger than the minimum required for proper draft, plus a facing for the exterior of the flue.

- (6) **Off-street parking.** The owner and/or person in possession of each lot or parcel of land in the R-7,500 zone shall have and maintain off-street parking facilities as required by Chapter 103 of this title.
- (7) **Roof pitch.** Not more than 20 percent of the roof of any main building may have a pitch of less than 3½:12. **Dwellings with two stories shall have hipped roofs all around with roof pitches of 4:12 or lower.** *(This will reduce the mass of a two-story structure.)*

Sec. 9.61.050. – Placement of buildings or structures.

BRADBURY DEVELOPMENT CODE UPDATE - **DRAFT**

Placement of buildings on each R-7,500 lot shall conform to the following: No building or structure shall occupy any portion of a required yard or open space area, except as otherwise provided in this chapter.

Sec. 9.61.060. – Existing uses; exemption.

Notwithstanding any provision of this title to the contrary, any building and/or structure located on any R-7,500 zoned lot:

- (1) Which was in existence under a valid building permit or for which building permits have been issued as of the date of adoption of the ordinance from which this title is derived;
- (2) Which conformed to the development code regulations of the City in effect as of said date; and
- (3) Which would otherwise be rendered nonconforming solely by reason of the application thereto of this chapter, shall not be deemed to have acquired a nonconforming status, within the meaning given in Section 9.25.020, provided that:
 - a. Any new use, building or structure proposed to be located on such lot shall comply with all of the regulations contained in this title as to such proposed new use, building or structure; and
 - b. The exemption granted hereunder shall not apply to any building or structure which is damaged or destroyed, by any cause, to the extent that the cost of reconstruction or rehabilitation thereof would exceed an amount equal to the assessed value of such building or structure, as estimated by the Building Official, for building permit purposes.

Sec. 9.61.070. – Additions to a nonconforming building or structure.

Additions may be made to a nonconforming building or structure which is not in violation of any provisions of this title and is nonconforming only because it does not meet the following standards of development as provided herein:

- (1) Yards, provided such addition or expansion is developed pursuant to the setback standards that were in existence at the time of the construction of the existing building or structure and providing that such addition or expansion does not expand the degree of nonconformity.
- (2) Access and paving width of access drives, provided such addition or expansion shall be developed pursuant to the vehicle parking standards of this title. Where the amount of parking

BRADBURY DEVELOPMENT CODE UPDATE - *DRAFT*

provided prior to such addition is sufficient to comply with said provisions after such expansion, it shall be deemed to comply with this subsection.

- - -



1 of 1

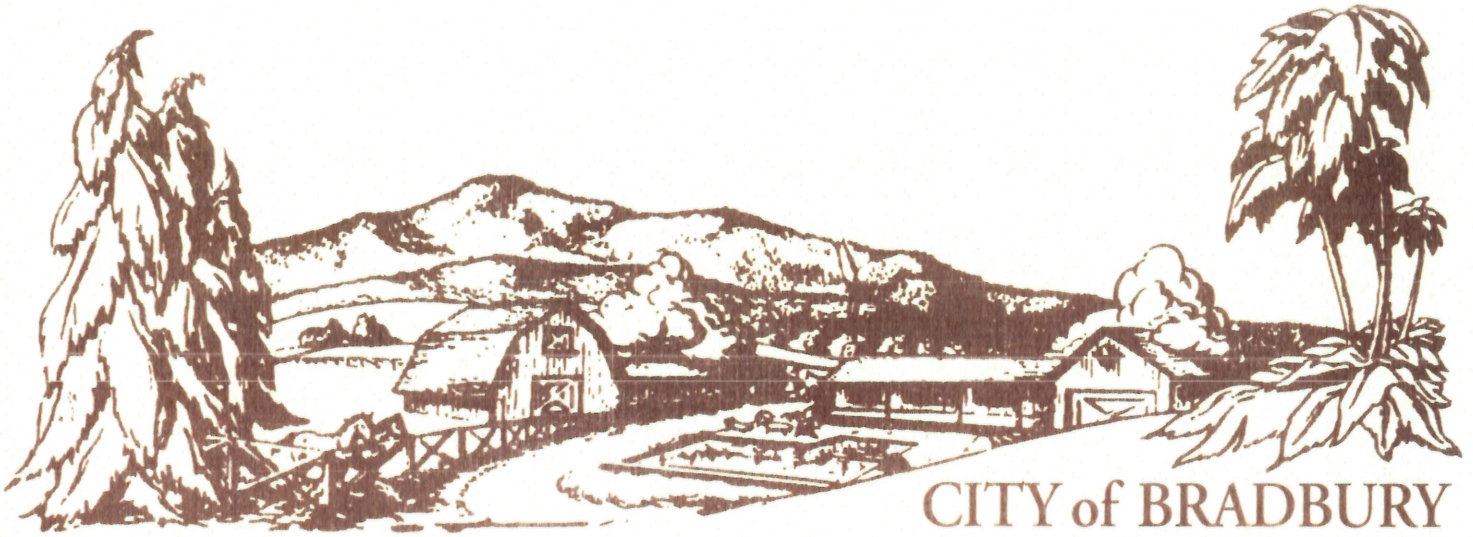


4 of 70



Street View





September 26, 2019

CITY of BRADBURY

Incorporated July 26, 1957

RE: Draft Second Stories Regulations in the R-7,500 Zoning within the City of Bradbury

Hello,

You are receiving this letter because you have been identified by the Los Angeles County Assessor as a property owner or are a resident within the R-7.500 zone in the City of Bradbury, which is comprised of the streets Elda, Freeborn, and Gardi.

The Bradbury Planning Commission has been discussing second story developments in the R-7.500 zone area over the last year and has held multiple public meetings. Based on community feedback at these open meetings, *suggested* changes to the Bradbury Municipal Code have been drafted and are included with this letter. These *suggested* changes have not been formalized and are awaiting the communities' comments and review. Your comments on the *suggested* changes will greatly assist the Planning Commission in their discussions.

Name: _____

Address: _____

Comments on the *suggested* changes: _____

After completing the above, it is requested that you mail this paper response back to the City of Bradbury in the accompanying self-addressed envelope to be received by Monday, October 14, 2019, in order to be included with the agenda report for the October 25, 2019, Planning Commission meeting. Paper responses can also be delivered to City Hall.

(Over)

The Bradbury Planning Commission will be discussing these *suggested* changes to second story developments in the R-7.500 area and is soliciting community input at their next regularly scheduled meeting. You are invited to attend at the following date/time

Bradbury Planning Commission Meeting
Wednesday, October 23, 2019, 7:00pm
Bradbury Civic Center
600 Winston Avenue, Bradbury, CA 91008

Your voice matters, and there are multiple ways to express your opinion. Comments can be made during the meeting at the date/time listed above. Additionally, letters will be accepted via mail at the address above, and you can also send emails to the following address: kkearney@cityofbradbury.org. Please be aware that comments, letters, and emails received will be a part of the public record.

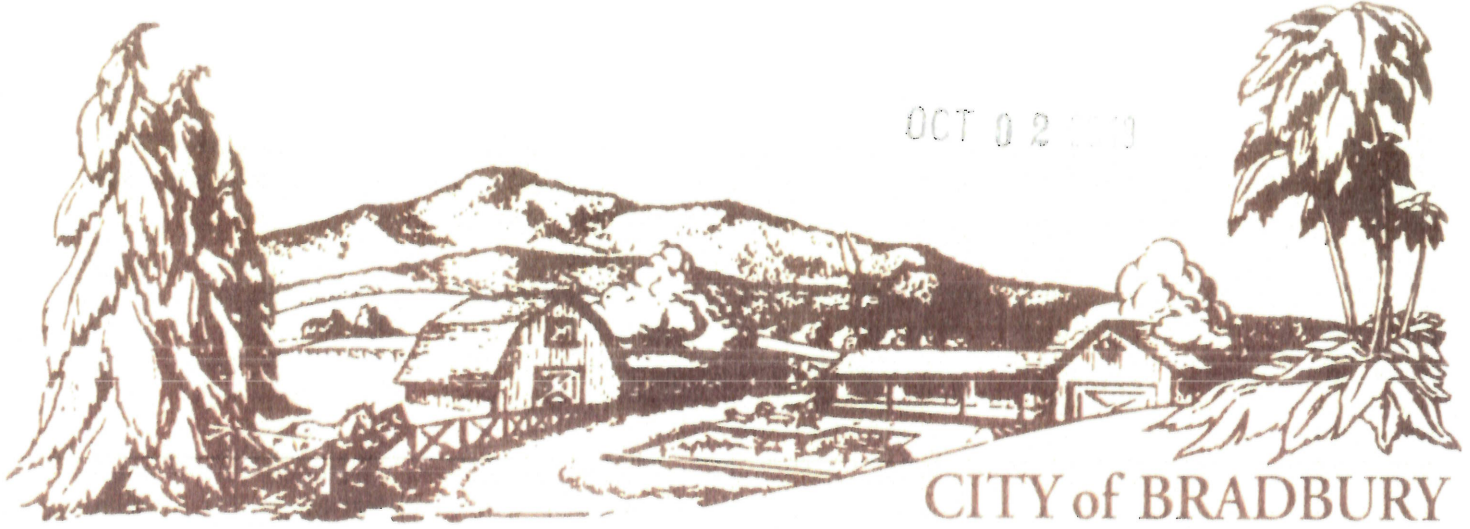
If you have any questions regarding the Planning Commission's process, please feel free to contact me at (626) 358-3218.

Sincerely,



Kevin Kearney
City Manager

Enclosure



OCT 02 2019

CITY of BRADBURY

Incorporated July 26, 1957

September 26, 2019

RE: Draft Second Stories Regulations in the R-7,500 Zoning within the City of Bradbury

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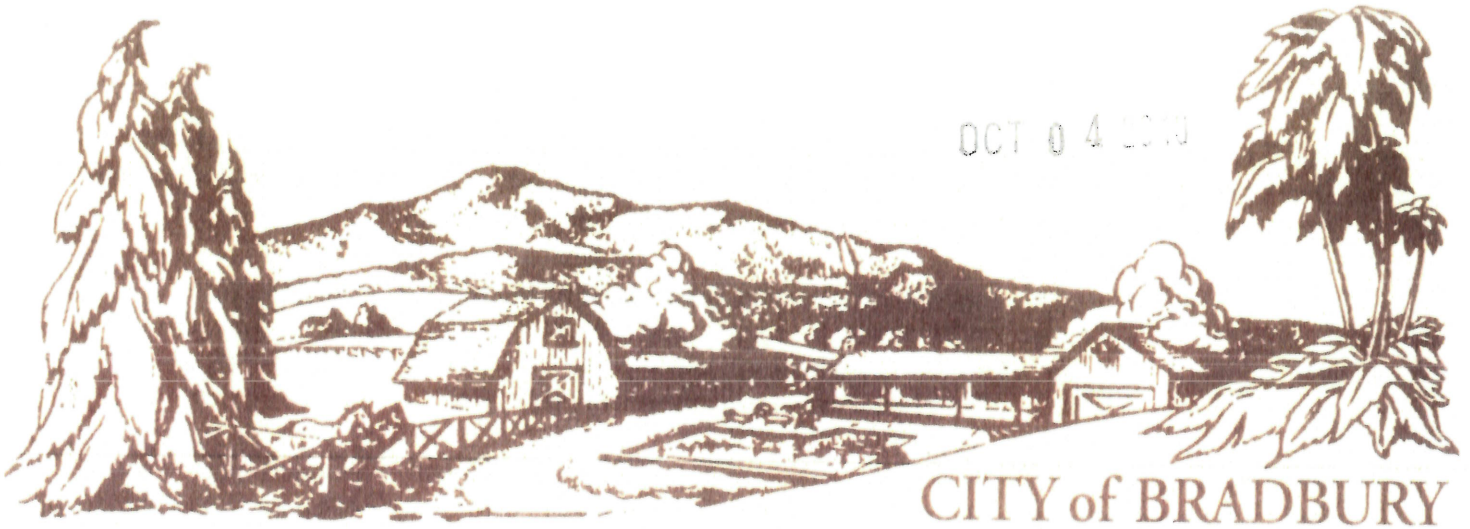
Name: Bob & Sue Quamstrom

Address: 2302 Gardi St., Bradbury

Comments on the *suggested* changes: Actually we have no
problem if a resident remodels
and adds a 2nd story as long
as they don't interfere with the view

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(Over)



September 26, 2019

CITY of BRADBURY
Incorporated July 26, 1957

RE: Draft Second Stories Regulations in the R-7,500 Zoning within the City of Bradbury

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Name: Phil and Nancy Wood

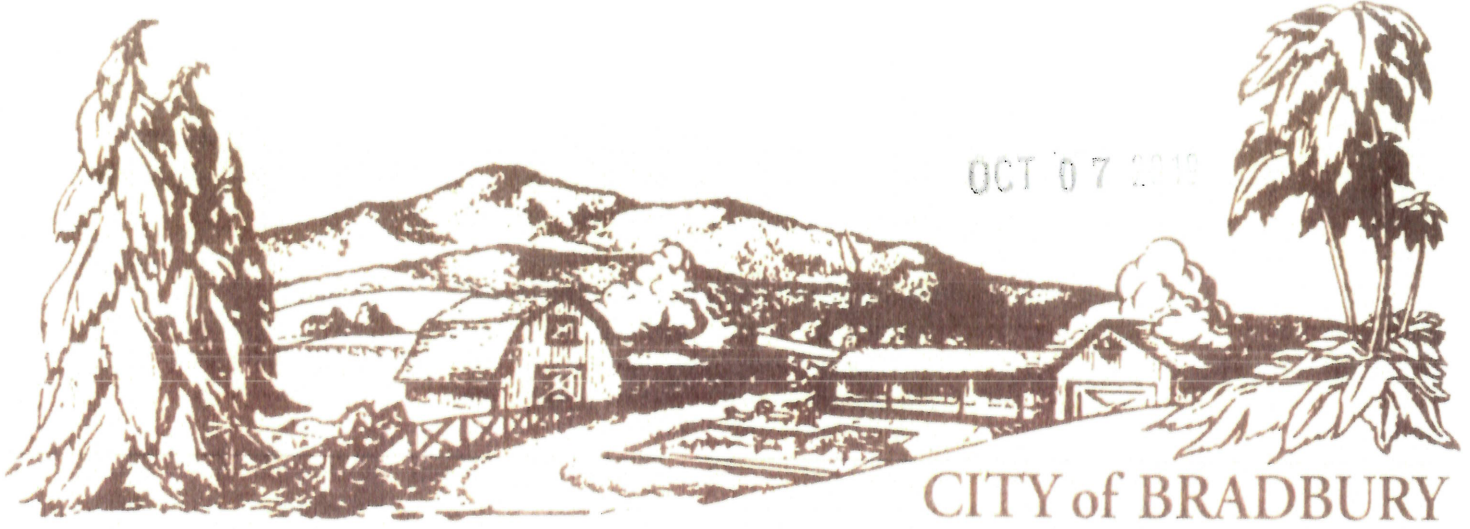
Address: 2337 Elda St., Bradbury, CA 91008

Comments on the *suggested* changes: Our initial complaint

has been allowing to add a story to the homes
in this area. Eventually it has been decided
to allow two stories. Not pleased with that.

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Name: Woodrow Pratsmink & Martha Chung

Address: 2331 Freeborn St, Bradbury, CA 91008

Comments on the *suggested* changes:

Perfect Plan! Very Fair and
considerate regarding privacy issues
THANK YOU!!!

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Name: OLGA GRAU

Address: 3324 ELDA ST, BRADBURY

Comments on the *suggested* changes: I DO NOT AGREE WITH 2ND STORY DEVELOPMENTS DUE TO PRIVACY. ALLOWING ONLY 20 FEET IN BETWEEN HOUSES DOES NOT GUARANTEE THAT MY NEIGHBORS CANNOT SEE INTO MY PROPERTY.

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