



**A G E N D A**  
**PLANNING COMMISSION**  
**OF THE CITY OF BRADBURY**  
**POSTPONED REGULAR MEETING**  
**Wednesday, December 11, 2019 – 7:00 P.M.**  
**BRADBURY CIVIC CENTER**  
**600 Winston Avenue, Bradbury, CA 91008**

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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.

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**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 October 23, 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**

255 EL CIELO LANE – RESOLUTION NO. PC 19-287

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH THE FINDINGS OF FACT AND DECISION WITH CATEGORICAL EXEMPTIONS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) TO CONDITIONALLY APPROVE ARCHITECTURAL REVIEW NO. AR 19-003 AND NEIGHBORHOOD COMPATIBILITY REVIEW NO. NC 19-003 FOR THE ADDITION OF 358 SQUARE FEET TO THE FIRST FLOOR AND A 3,467 SQUARE-FOOT SECOND FLOOR TO THE EXISTING ONE-STORY 2,559 SQUARE-FOOT SINGLE-FAMILY RESIDENCE, AND A NEW 839 SQUARE-FOOT SECOND DWELLING UNIT; AND VARIANCE NO. V 19-001 TO ALLOW TWO OF THE FOUR REQUIRED PARKING SPACES FOR THE MAIN DWELLING TO BE IN AN EXISTING CARPORT IN LIEU OF A FULLY-ENCLOSED GARAGE AT AN EXISTING SIDE YARD SETBACK OF 7'-11" IN LIEU OF THE 25-FOOT REQUIREMENT AT 255 EL CIELO LANE

**9. COMMUNITY DISCUSSION**

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

**10. ITEMS FROM STAFF AND COMMISSIONERS**

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

**11. ADJOURNMENT**

The Planning Commission will adjourn this regular meeting to the regular meeting of **Wednesday, January 22, 2020.**

"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, December 6, 2019."



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Claudia Saldana, City Clerk  
City of Bradbury

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF BRADBURY, HELD ON OCTOBER 23, 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 Vice-Chairman Hernandez at 7:00 p.m. followed by the Pledge of Allegiance.
- Roll Call:** PRESENT: Vice-Chairman Hernandez, Commissioners Jones, Hunt  
ABSENT: Chairman Novodor and Commissioner Kuba  
STAFF: City Planner Kasama, City Clerk Saldana and Management Analyst Santos Leon
- Chairman Novodor and Commissioner Kuba excused:** Vice-Chairman Hernandez made a motion to excuse Chairman Novodor and Commissioner Kuba from the meeting. Commissioner Hunt seconded the motion which carried.
- Supplemental Information:** City Planner Kasama stated that staff received an email from Susan Esparza, 2327 Freeborn Street, opposing Two-Story Developments in the R-7,5000 Zone.
- Approval of Agenda:** Commissioner Hunt moved to approve the agenda as presented. Commissioner Jones seconded the motion which carried.
- Approval of August 28, 2019 Minutes:** Commissioner Jones made a motion to approve the minutes of the August 28, 2019 Planning Commission meeting. Commissioner Hunt seconded the motion which carried.
- 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.
- Public Hearing: 506 Deodar Lane – Resolution No. PC 19-286**  
Commissioners residing within 500 feet of 506 Deodar Lane:  
*None*
- Discussion: R-7,500 Zone – Two-Story Development Standards**  
*Commissioner Jones lives in the R-7,500 Zone, but in the current situation, there are 75 addresses in District Four of which 38 addresses, or 50%, are in the R-7,500 Zone. Thus, the affected properties constitute more than 25% of “all real property within the official’s jurisdiction.” It is the opinion of the City Attorney that neither official (City Council Member and/or Planning Commissioner) has a disqualifying conflict of interest.*
- Motion:** Commissioner Hunt made a motion to order the Fair Political Practices Report dated October 18, 2019 received and filed. Commissioner Jones seconded the motion which carried.
- Public Comment:** None

**506 Deodar Lane:** RESOLUTION NO. PC 19-286

*A RESOLUTION OF THE PANNING 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 RESOLUTIONS NO. 13-227 AND 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*

**City Planner's Report:** City Planner Kasama stated that on October 23, 2013 the Planning Commission adopted Resolution No. PC 13-227 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).

**First Modifications:** The project was under construction, but due to changes in family circumstances, modifications to the design were proposed. The Planning Commission approved the modifications at the June 27, 2018 meeting with the adoption of Resolution No. PC 18-276. 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.

**Project Description/  
Second Modifications:** The owners have since 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. These modifications were reviewed and approved by the Bradbury Estates HOA at its October 14, 2019 meeting.

**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.

**Findings:** The proposed project, including the proposed modifications, are architecturally distinctive and effectively utilize 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 stated in Resolution No. PC 13-227 remain applicable.

**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 modifications and that the modifications are Categorical Exempt under CEQA and approve a motion to adopt Resolution No. PC 19-286 as presented.

**Public Hearing Opened:** Vice-Chairman Hernandez opened the public hearing and asked those wishing to speak in favor or opposition to come forward and be heard.

**Speaking in Favor:** Architect Jim Schmidt, Schmidt Architecture, 8760 Holloway Drive, West Hollywood, CA 90069, explained the new modifications and asked if the Commission had any questions. They did not.

**Public Hearing Closed:** There being no opposition, Vice-Chairman Hernandez declared the public hearing closed.

**Motion:** Commissioner Jones made motion to adopt Resolution No. PC 19-286 as presented. Commissioner Hunt seconded the motion, which was carried by the following roll call vote:

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

Motion carried 3:0

**Discussion:** *R-7,5000 Zone – Two-Story Development Standards*

**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.

**R-7,500 Zone:** There is only the one R-7,5000 in the City of Bradbury, and it is comprised of 38 lots. 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 86-106.

**Development Code Updates:** At the August 28, 2019 meeting, staff informed the Planning Commission that the City Council had asked staff to initiate an update of the Development Code. Since the R-7,5000 regulations were already under discussion, it was decided that it would be the first zone to be addressed. The Commission directed staff to reinstate the community discussion and that a new letter be sent to the residents to request additional input. As of October 16th three responses have been received.

**Recommendation:** 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.

**Motion to Postpone Community Discussion:** Commissioner Hunt made a motion to postpone the Community Discussion to the next meeting with the full Commission present. Commissioner Jones seconded the motion which carried.

**Public Input:** Vice-Chairman Hernandez inquired if there was anyone in the audience wishing to address the Planning Commission regarding the R-7-500 Zone.

Mr. Hector Escobar, 2317 Elda Street, who went on record as in favor of allowing second stories in the R-7,500 Zone, had some comments regarding the setback requirements in Draft Development Code Update.

**ITEMS FROM STAFF AND COMMISSIONERS:**

**Items from City Manager:** Not present

**Items from City Planner:** City Planner Kasama presented the Development Project Status Log for October 2019.

**Items for Future Agendas:** City Planner Kasama stated that items for future agendas include a second floor addition and new guest house at 255 El Cielo Lane, a circular driveway at 734 Braewood Drive, and Community Discussion regarding two-story developments in the R-7,500 Zone.

**Nov/Dec Meeting Schedule:** Due to the Thanksgiving Holiday the Planning Commission decided to postpone the November 27 Planning Commission meeting to Wednesday, December 11, 2019.

**Adjournment:** At 7:35 pm Vice-Chairman Hernandez adjourned the meeting to Wednesday, December 11, 2019 at 7:00 p.m.

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Frank Hernandez – Vice-Chairman

ATTEST:

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Claudia Saldana - City Clerk

# Memo

To: Chairperson and Members of the Planning Commission;  
City Manager and City Planner

From: Claudia Saldana, City Clerk

Date: 12/6/19

Re: **December 11, 2019 Planning Commission Meeting**

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## **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.

## **PUBLIC HEARINGS:**

### **8. 255 El Cielo Lane - Resolution No. PC 19-287**

Commissioners residing within 500 feet of 255 El Cielo Lane:

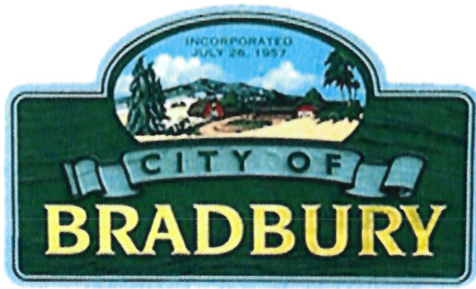
*None*

### **9. Discussion: R-7,500 Zone – Two-Story Development Standards**

Commissioners residing within 500 feet of the R-7,500 Zone:

*Commissioner Jones (see City Attorney's opinion below)*

In the current situation, there are seventy-five (75) addresses in District Four. Thirty-eight (38) addresses, or 50%, are in the R-7,500 Zone. Thus, the affected properties constitute more than 25% of "all real property within the official's jurisdiction." It is the opinion of the City Attorney that neither official (City Council Member and/or Planning Commissioner) has a disqualifying conflict of interest.



*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: December 11, 2019**

**SUBJECT: 255 EL CIELO LANE – RESOLUTION NO. PC 19-287**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH THE FINDINGS OF FACT AND DECISION WITH CATEGORICAL EXEMPTIONS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) TO CONDITIONALLY APPROVE ARCHITECTURAL REVIEW NO. AR 19-003 AND NEIGHBORHOOD COMPATIBILITY REVIEW NO. NC 19-003 FOR THE ADDITION OF 358 SQUARE FEET TO THE FIRST FLOOR AND A 3,467 SQUARE-FOOT SECOND FLOOR TO THE EXISTING ONE-STORY 2,559 SQUARE-FOOT SINGLE-FAMILY RESIDENCE, AND A NEW 839 SQUARE-FOOT SECOND DWELLING UNIT; AND VARIANCE NO. V 19-001 TO ALLOW TWO OF THE FOUR REQUIRED PARKING SPACES FOR THE MAIN DWELLING TO BE IN AN EXISTING CARPORT IN LIEU OF A FULLY ENCLOSED GARAGE AT AN EXISTING SIDE YARD SETBACK OF 7'-11" IN LIEU OF THE 25-FOOT REQUIREMENT AT 255 EL CIELO LANE**

### **AGENDA ITEM NO. 8**

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#### **INTRODUCTION**

Mark Houston Associates, Inc. submitted plans for additions to the existing, one-story, 2,559 square-foot, single-family residence, and a new 839 square-foot second dwelling at 255 El Cielo Lane. The proposed additions include 358 square feet to the first floor, and a 3,467 square-foot, second floor. The subject property is zoned A-2 and is subject to the City's Hillside Development Standards. The proposed additions and the second unit will comply with the A-2 zoning requirements, but will not meet the 100-foot setback requirements of the Hillside Development Standards. Also, the additions to the main



residence require a variance to allow two of the four required parking spaces to be in the existing, attached carport instead of in a fully enclosed garage. The existing carport has a side setback of 7'-11".

**BACKGROUND**

The subject property is an irregular-shaped lot fronting on El Cielo Lane. The property has an area of approximately 2.11 acres (92,115 sq. ft.). El Cielo Lane is a private street comprised of easements along the fronts of the lots that it serves. Attached are the Assessor Map and Aerial Photos. Per the Assessor's records, the lot is improved with a three-bedroom, three-bathroom, 2,679 square-foot, single-family residence. The existing residence is at a graded area at the northerly portion of the lot that is significantly lower than the building areas of the surrounding lots to the north, east, and south. To the west, the lot drops off substantially. The attached photos taken by the applicant show that the ridgelines and views will not be affected by the proposed project. The existing parking facilities (i.e., a two-car garage and a two-car carport) are accessed from El Cielo Lane by a paved driveway on the northerly side of the property. There is a second driveway on the south side of the lot that provides guest/service parking, and there is another driveway further south that provides access to the neighboring lot.

**PROJECT DESCRIPTION**

The proposed project is to add onto and remodel the existing residence, which is of a Spanish/Mediterranean style. The additions and remodel will be of a Craftsman style. The additions include 358 square feet to the first floor, and a 3,467 square-foot, second floor. The first-floor additions are to extend the kitchen and dining room areas at the rear of the residence, expand the main entry area, and extend the front porch area. The second-floor addition will have a new master-suite, three additional bedrooms, a game room, and a media room. Except for balconies along the rear, the second floor will align with the first floor. The expanded main residence will have seven bedrooms, which requires four parking spaces in garages. There is an existing two-car garage, and an existing two-car carport that are attached to the north side of the residence. The proposal is to maintain these existing parking facilities as the required parking. A new 839 square-foot, two-bedroom, second dwelling unit is to be built 20 feet to the south of the main residence. The front yard will be redone to eliminate the second driveway in accordance with the accessory dwelling regulations. Access and parking for the new second dwelling and for the additional two parking spaces required by the Hillside Development Standards will be provided by an extension of an existing turnaround area of the main driveway. Minimal grading of the site will accommodate the proposed project.

**ANALYSIS**

The property is zoned A-2 and is subject to the Hillside Development Standards. A variance is requested to allow two of the four required parking spaces to be in the existing, attached carport instead of in a fully enclosed garage. The existing carport has a side setback of 7'-11", whereas the current side setback requirement is 25 feet. The proposed

project is allowed with Architectural Review and Neighborhood Compatibility approvals, and a Variance for the parking. The following is a summary of the site characteristics:

Address	255 El Cielo Lane
Assessor Parcel Number	8527-008-007
Zone	A-2
General Plan Designation	Agricultural Estate Residential – Two Acres
Site Area	2.11 Acres – 92,115 Square Feet
Average Slope	35 Percent
Lot Frontage	276.60 Feet Along Easement
Lot Depths	224.61 Feet on North Side & 380.77 Feet on South Side
Lot Width at Rear	363.05 Feet

The following table indicates that the proposed project meets most of the development standards for a hillside lot in the A-2 zone where the project is to be developed within the bounds of an existing graded building area. As shown in the table, the Hillside setback requirements are significantly greater than the underlying A-2 zoning, but per Section 9.97.020.(d) of the Hillside Development Standards, the setback requirements for a single-lot project utilizing a previously graded portion of a site can be modified so that the setbacks of the underlying zoning are the required setbacks. This provision is applicable to the proposed project. However, the use of the existing carport instead of a garage to meet the increased parking requirement requires a variance. The existing 7'-11" side setback of the carport is a legal-nonconforming situation, but if the carport were to be converted into a garage to meet the additional parking requirement, the 25-foot setback is applicable, and a variance would be necessary to retain the existing setback.

Development Feature	A-2 Zone Requirement	Hillside Standard	Accessory Dwelling Requirement	Proposed Project	Meets Requirements?
Lot Area	2 acres	n.a.	n.a.	2.11 acres	Yes
Lot Width	120 feet	n.a.	n.a.	261 ft. to 363 ft.	Yes
Front Setback	50 feet	100 feet	50/100 feet	71 feet	Yes
Side Setback	25 feet	100 feet	25/100 feet	7'-11" & 106 ft.	North Side – No South Side - Yes
Rear Setback	25 feet	100 feet	25/100 feet	100+ feet	Yes
Dwelling Size	Min. 2,250 sq. ft.	n.a.	Max. 2,000 sq. ft.	6,384 sq. ft. & 839 sq. ft.	Yes
Height	28 feet	n.a.	1 story & 28 feet	27 feet & 19 feet	Yes
Parking	4 garage spaces	+2 uncovered	+1 uncovered	2 garage, 2 carport, 4 uncovered	No

To avoid a variance, a new two-car garage would need to be built on the property to satisfy the parking requirement. This would necessitate additional grading and expanded paving. Based on the Hillside Development Standards, the preservation of the natural topographic features is preferable. The applicant's variance request statement is attached.

### **Architectural Review, Neighborhood Compatibility and Tree Protection**

The City of Bradbury Design Guidelines are intended to create aesthetically pleasing and well-designed structures. Architectural styles are not dictated to applicants, but the architectural character of every building on a lot should be clear and consistent with unifying features. The Neighborhood Compatibility standards are to ensure that a proposed development preserves the scenic character of the City and that the siting, design, and massing of developments are compatible with surrounding uses, designs, and developments.

The proposed addition and second dwelling will not expand the existing building pad area and will not affect any ridgelines or views. The existing location of the building pad is well away from any surrounding residences, and privacy will not be impacted. The removal of the second driveway will enhance the appearance of the front of the lot, but the extension of the driveway will necessitate re-landscaping of the front yard. This landscaping will be subject to the Water Efficient Landscaping regulations, and any grading will be subject to review and approval by the City Engineer.

The proposed new second dwelling will involve the removal of four non-protected trees for which a tree removal permit will be required. A protected oak tree will need to be trimmed to accommodate the new second dwelling. A certified arborist evaluated the affected trees and provided the attached report. The landscaping, tree removals and replacements, and oak tree protection will be subject to review and oversight by the City's landscape architect. Conditions of approval are included in the attached draft resolution to ensure compliance with all requirements.

### **ENVIRONMENTAL REVIEW**

It is recommended that the project be determined to qualify as Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) pursuant to Sections 15301, 15303 and 15305 of the CEQA Guidelines for, respectively, additions to an existing single-family residence, a new second dwelling, and a minor variance.

### **FINDINGS**

The Planning Commission must make a series of findings when issuing decisions on Architectural Reviews, Neighborhood Compatibility, Hillside setback modifications, and Variances. The proposed project meets the required findings stated in Section 9.34.050 of Chapter 34 – Architectural Review, Significant; the criteria stated in Section 9.40.040 of Chapter 40 – Neighborhood Compatibility; the findings in Section 9.46.030 of Chapter 46 for a Variance; and the requirements for modifying the hillside setbacks per Section

9.97.020(d) of Chapter 97 – Hillside Development Standards. The recommended findings and justifications are included in the attached draft resolution, and it is recommended that the Planning Commission approve the proposed project as it is consistent with the City's development standards.

### **PLANNING COMMISSION ALTERNATIVES**

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

**Option 1.** Close the public hearing and determine that the findings can be made for conditional approval of the proposed project and that the project is Categorical Exempt under CEQA and approve a motion to adopt the attached Resolution No. PC 19-287 as presented or as modified by the Commission.

**Option 2.** Close the public hearing and determine that the findings cannot be made for approval of the proposed project and/or a Categorical Exemption under CEQA, and approve a motion to deny the proposed project 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 project 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, January 22, 2020, and direct the applicant to provide the necessary information to the City by Tuesday, January 7, 2020.

### **RECOMMENDATION**

Option 1 is recommended; that the Planning Commission close the public hearing and determine that the findings can be made for conditional approval of the proposed project and that the project is Categorical Exempt under CEQA and approve a motion to adopt the attached Resolution No. PC 19-287 as presented.

### **ATTACHMENTS**

Resolution No. PC 19-287  
Assessor Map  
Aerial Photos  
Applicant's Site Photos  
Applicant's Variance Statement  
Arborist Report  
Proposed Plans

## **PLANNING COMMISSION RESOLUTION NO. PC 19-287**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH THE FINDINGS OF FACT AND DECISION WITH CATEGORICAL EXEMPTIONS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) TO CONDITIONALLY APPROVE ARCHITECTURAL REVIEW NO. AR 19-003 AND NEIGHBORHOOD COMPATIBILITY REVIEW NO. NC 19-003 FOR THE ADDITION OF 358 SQUARE FEET TO THE FIRST FLOOR AND A 3,467 SQUARE-FOOT SECOND FLOOR TO THE EXISTING ONE-STORY 2,559 SQUARE-FOOT SINGLE-FAMILY RESIDENCE, AND A NEW 839 SQUARE-FOOT SECOND DWELLING UNIT; AND VARIANCE NO. V 19-001 TO ALLOW TWO OF THE FOUR REQUIRED PARKING SPACES FOR THE MAIN DWELLING TO BE IN AN EXISTING CARPORT IN LIEU OF A FULLY ENCLOSED GARAGE AT AN EXISTING SIDE YARD SETBACK OF 7'-11" IN LIEU OF THE 25-FOOT REQUIREMENT AT 255 EL CIELO LANE**

WHEREAS, the Planning Commission considered Architectural Design Review No. AR 19-003, Neighborhood Compatibility Review No. NC 19-003, and Variance No. V 19-001 that were filed by Mark Houston Associates, Inc., on behalf of the property owner, Jack Guo, for the addition of 358 square feet to the first floor and a 3,467 square-foot second floor to the existing one-story 2,559 square-foot single-family residence, and a new 839 square-foot second dwelling unit at 255 El Cielo Lane, which is zoned A-2 and is subject to the City of Bradbury's Hillside Development Standards.

**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 postponed regular meeting on December 11, 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 report, and the testimony at the public hearing are incorporated in this Resolution and comprises the bases on which the findings have been made.

SECTION C. The Planning Commission declares that the project meets the following required findings stated in Section 9.34.050 of Chapter 34 (Architectural Review, Significant) of the Bradbury Development Code:

1. That the proposed development is designed and will be developed to preserve to the greatest extent practicable the natural features of the land, including the existing topography and landscaping. The proposed additions and second dwelling are to be built on an existing graded area of the site. By limiting development to this area, disturbance of the existing topography will be minimized. The re-landscaping of the front yard will bring that portion of the property into compliance with State and local water efficiency requirements.

2. That the proposed development is designed and will be developed in a manner which will be reasonably compatible with the existing neighborhood character in terms of scale of development in relation to surrounding residences and other structures. The proposed additions and new second dwelling are similar in scale to the other residences on the surrounding properties. The proposed additions and new second dwelling will be situated on an existing graded area of the site and sufficiently distant from the front of the lot and surrounding developments so as not to impose on the streetscape and the neighbors.

3. That the proposed development is designed and will be developed in a manner which will preserve to the greatest extent practicable the privacy of persons residing on adjacent properties. The proposed additions and new second dwelling will be on an existing graded area that is situated and distant such that the second story addition and new second dwelling will not impose upon the surrounding residences.

4. The requirements of the ridgeline and view preservation regulations have been met. The proposed additions and new second dwelling will comply with the maximum building height limits, and the locations are such that the buildings will not interfere with any important views of the neighboring properties. The front, sides and rear areas of the site are substantially sloped so that the project will not impose upon any important views.

5. That the proposed development is designed and will be developed in a manner to the extent reasonably practicable so that it does not unreasonably interfere with neighbors' existing view, view of ridgelines, valleys or vistas. The locations of the proposed additions and new second dwelling on an existing graded building area are such that it will not impose upon neighboring properties.

6. The requirements of the tree preservation and landscaping regulations have been met. The re-landscaping will be overseen by the City Landscape Architect to ensure that the plants are appropriate for the site and area, and in compliance with State and local water efficiency requirements. The City's Landscape Architect has reviewed the proposed plans and has provided comments and recommendations that have been incorporated as conditions of approval, which will assure compliance with City requirements.

SECTION D. The Planning Commission declares that the project meets the following criteria stated in Section 9.40.040 of Chapter 40 (Neighborhood Compatibility) of the Bradbury Development Code:

1. Natural amenities. Improvements to residential property shall respect and preserve to the greatest extent practicable the natural features of the land, including the existing topography and landscaping. The additions and new second dwelling will be on an existing graded area of the site. The natural topography and landscaping to the north, south and west will remain undisturbed. The front yard on the east portion of the site will be re-landscaped in accordance with water efficiency requirements.

2. Neighborhood character. Proposals shall be reasonably compatible with the existing neighborhood character in terms of the scale of development of surrounding

residences, particularly those within 500 feet of the proposed development parcel boundaries. While many elements can contribute to the scale of a residential structure, designs should minimize the appearance of over or excessive building substantially in excess of existing structures in the neighborhood. The height of the structures shall maintain to the extent reasonably practicable, some consistency with the height of structures on neighboring properties. The design of the proposed additions, remodel and new second dwelling are well executed, thoroughly articulated, and architecturally consistent throughout. The designs do not have excessive appearances. The scale and height of the proposed designs are in character with the other residences in the area.

3. Privacy. Design proposals shall respect the existing privacy of adjacent properties by maintaining an adequate separation between the proposed structures and adjacent properties and the design of balconies, decks and windows shall respect the existing privacy of adjacent properties. The proposed additions and new second dwelling will be situated on an existing graded area that is buffered from neighboring properties by existing topography that is to be preserved. The layout of the proposed additions and new second dwelling are designed to limit views towards the neighboring properties.

SECTION E. The Planning Commission declares that the project satisfies the following findings stated in Section 9.46.030 of Chapter 46 (Variance) of the Bradbury Development Code:

1. That there are special circumstances applicable to the property, including size, shape, topography, location or surroundings, which do not generally apply to other properties in the same vicinity and zone. The carport in question is currently a part of the existing home and it is proposed to leave the carport as is. It already looks "indigenous" to the house and will look good after the second story is added because of the open sides which will reduce the mass of the new second story structure.

2. That because of such circumstances or conditions, such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property similarly situated, but which is denied to the property in question. The carport has open sides, which frames a view toward the west that is enjoyed by the owners. The space can also become used for occasional gatherings when cars are not parked inside. It also facilitates an easier flow from the back to the front for moving patio furniture for example. This type of space, being multi-functional, is also an example of a property right possessed by other properties similarly situated.

3. That the granting of the variance will not be materially detrimental to the public welfare or injurious to the adjacent property. The carport is not currently detrimental to the public welfare or injurious as it currently exists, and the condition of the carport will not change after the second story addition.

4. That the granting of the variance will not adversely affect the General Plan nor the purpose and intent of the provisions of this title. The carport currently does not adversely affect the General Plan and Development Code, and will not after the second story addition is complete since it will remain as is.

5. The proposed entitlement has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA). The carport will be preserved as is. Therefore, it will be in compliance with the provisions of CEQA.

SECTION F. The Planning Commission declares that the project is consistent with the policies and standards stated in Chapter 97 (Hillside Development Standards) of the Bradbury Development Code. The Hillside Development Standards apply to the subject property per Section 9.97.020 of the Bradbury Development Code as the property has more than two acres of land area and an average slope that is greater than ten percent. However, the location of the project is on an existing graded building area, and the project will not grade any areas that extend beyond the existing graded building area such that per Section 9.97.020.(d), the hillside setback requirements may be modified so that the underlying setback requirements for the A-2 zone shall be the governing standards.

SECTION G. The Planning Commission finds that the project is Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) pursuant to Sections 15301, 15303 and 15305 of the CEQA Guidelines for, respectively, additions to an existing single-family residence, a new second dwelling, and a minor variance.

SECTION H. The Planning Commission hereby approves Architectural Review No. AR 19-003, Neighborhood Compatibility Review No. NC 19-003, and Variance No. V 19-001 for the project based on the information depicted on the submitted plans and subject to the following conditions, all of which shall be complied with to the satisfaction of the City Manager or designees:

1. Except as set forth in subsequent conditions, all inclusive, development shall take place substantially as shown on the submitted plans presented to the Planning Commission on December 11, 2019.

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

3. The applicant and owner of the subject property must file an Agreement of Acceptance of the conditions and provisions set forth in this Planning Commission Resolution prior to the submission of plans to the Department of Building and Safety. This



Resolution and the Agreement of Acceptance shall be included in the plans that are submitted to the Department of Building and Safety.

4. The proposed project shall comply with all applicable City, County, State and federal regulations, including requirements of the Building, Fire, Planning, and Engineering Departments, with the exception of the use of the existing carport to provide for two of the four required parking spaces, and the modified setback requirements per Section 9.97.020.(d) as stated in Chapter 97 (Hillside Development Standards) of the Bradbury Development Code.

5. All exterior building, landscaping, and/or safety/security lighting shall be low-voltage, non-glare, and shall be hooded and/or shielded to not direct lighting off the subject property or toward the rear, downhill area.

6. The applicant shall verify with the water purveyor and the Los Angeles County Fire Department that adequate domestic service and fire flow are available to serve the proposed project and shall provide such required service and flow.

7. A pre-construction meeting shall be held with representatives of the City Development Team. The applicant shall present a construction timeline and emergency contact information prior to the meeting and shall provide all other information as may be requested as a result of the meeting.

#### Engineering Conditions

8. The applicant shall submit a Grading/Site Plan for any proposed changes to the existing site. The plan shall indicate finished grades and drainage routes for all proposed improvements. Said plan shall also identify the extent of any removals and connections to existing improvements. The plan shall be prepared per City standards and submitted to the City Engineer for review and approval.

9. The applicant is responsible for erosion control during all construction activities to eliminate any illicit discharges during storm events. The erosion control measures may be included on the Grading/Site Plan if space permits, otherwise a separate plan shall be provided.

10. A new driveway approach shall be constructed for each new or modified driveway per Standard Specifications for Public Works Construction (Green Book) Standard Drawing 110-2. The width and location of each approach shall be indicated on the Grading/Site Plan.

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

12. The applicant shall be responsible for any repairs within the adjacent areas of the development, including streets and paving, curbs and gutters, sidewalks, and streetlights, as determined by the City Engineer.

#### Landscaping Conditions

13. Existing and future plans, particularly site and grading plans must be updated to clearly show trunk locations and accurate canopy sizes of all existing trees in the vicinity of the proposed work, with trees identified by species and coordinated with the Arborist report. In particular, protected Oak trees must be shown in the context of existing grading and hardscape, including elevations of tree bases.

14. All existing protected Oak trees and other existing trees to remain shall be protected from impact during construction, with protective chain-link fencing. No grading, compaction, trenching, storage of materials, vehicles, or debris, and no washing of chemicals or equipment shall occur in landscape areas. Any soil disturbance in tree root zones must be done with hand tools, and any necessary pruning of canopies or root cutting must be done under Arborist supervision.

15. For removal of the four trees identified in the Arborist report or any other trees in the future, the applicant must obtain a Tree Removal Permit from the City, with supporting information from the project Arborist. The City may require replacement trees as prescribed in Chapter 118 (Tree Preservation and Protection) of the Bradbury Development Code.

16. The Owner shall retain the services of a licensed Landscape Architect to prepare plans for any new planting and irrigation throughout the areas that will be impacted by construction, including the entire front yard, which shall be submitted to the City for review and approval. New landscaping must conform to the City's Water Efficient Landscaping standards, Chapter 121 of the Bradbury Development Code, and be coordinated with the Civil Engineer's plans for paving and grading design. Lawn area(s) shall not exceed 20% of the total landscape area, low to moderate water use plant species must be utilized throughout the landscaping areas, and mulch spread in all non-turf areas. Water use calculations must be submitted and approved per the Water Efficient Landscape Ordinance (WELO).

17. Existing landscape outside of construction zones must be irrigated and maintained for tree and plant health and neat appearance. If existing landscaping dies, the City may require new landscaping and irrigation in accordance with WELO requirements, and submittal of expanded landscape plans for the property.

#### SECTION I. Effective Date of Decision, Time Limits and Extensions, and Appeals.

1. In accordance with Section 9.07.020 (Effective date of decisions) of the Bradbury Development Code; absent a timely filed appeal as specified in Chapter 16 of Title IX (Bradbury Development Code), decisions regarding permits and entitlements shall be final and conclusive on the tenth day following the date of approval.

2. Pursuant to the 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 to the Department of Building and Safety) within 18 months of the effective date of this approval, this entitlement shall expire and be null, void, and of no effect. A request for an extension of the time period for exercising this entitlement may be filed with the City 30 days prior to its expiration, and based on substantial evidence that the applicant has made a good faith effort to establish the entitlement, the applicable review authority shall hold a public hearing and may grant an extension of up to one (1) year.

3. 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.

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

PASSED, APPROVED, AND ADOPTED this 11th day of December, 2019.

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Chairperson

ATTEST:

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City Clerk

I, Claudia Saldana, City Clerk, hereby certify that the foregoing Resolution No. PC 19-287 was duly adopted by the Planning Commission of the City of Bradbury, California, at the postponed regular meeting held on the 11th day of December, 2019, by the following vote:

AYES:

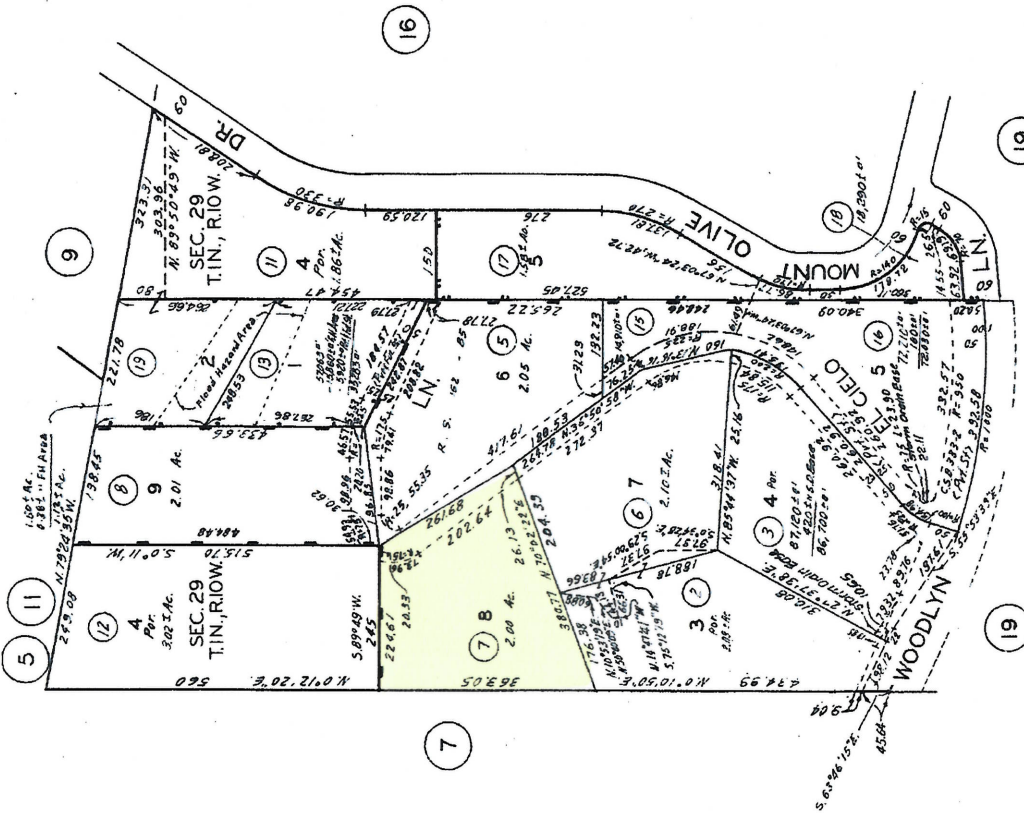
NOES:

ABSTAIN:

ABSENT:

8527 8  
SCALE 1" = 200'

2008



SUBDIVISION OF THE RANCHO  
AZUSA DE DUARTE M.R. 6-80-82  
TRACT NO. 22656 M.B. 613-24-26  
RECORD OF SURVEY R.S. 64-12-13  
PARCEL MAP P.M. 59-75

CODE  
3403

FOR PREV. ASSMT SEE:  
8527-8  
8685-33,34 & 35

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

1210627102  
830404969  
2008042202003001-05



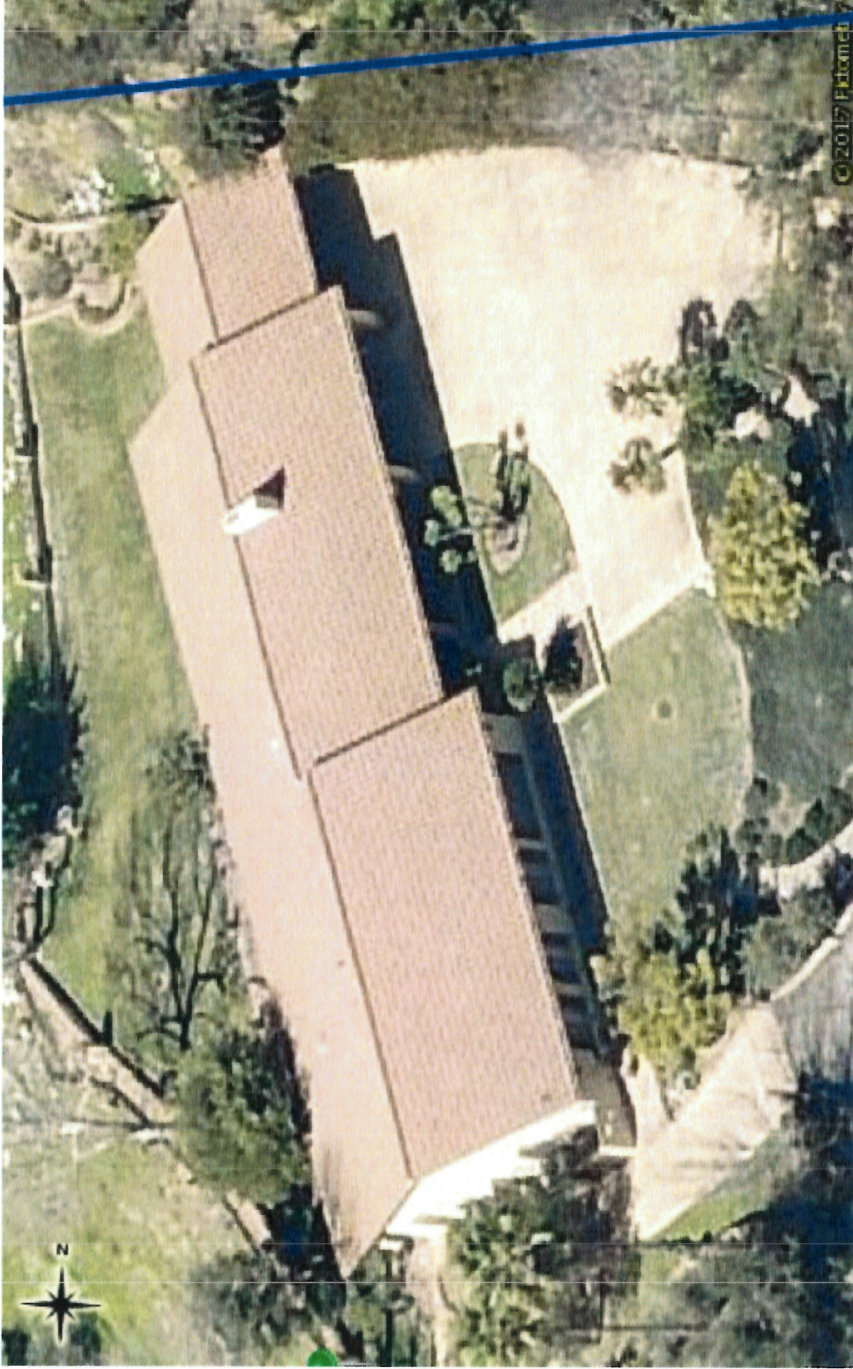
# 255 El Cielo Lane



# 255 El Cielo Lane 2



# 255 El Cielo Lane 3





# MARK HOUSTON ASSOCIATES, INC.

DESIGN · BUILD

PROJECT ADDRESS:

255 EL CIELO LANE  
BRADBURY, CA 91008



1 EXISTING ENTRY GATE



2 LOOKING NORTH-EAST

MARK HOUSTON ASSOCIATES, INC.  
DESIGN · BUILD

PROJECT ADDRESS:

255 EL CIELO LANE  
BRADBURY, CA 91008



3 LOOKING SOUTH



4 LOOKING WEST

# MARK HOUSTON ASSOCIATES, INC.

DESIGN · BUILD

PROJECT ADDRESS:

255 EL CIELO LANE  
BRADBURY, CA 91008



**5** VIEW FROM DOWNHILL SIDE



**5** OVERVIEW OF PHOTO SHOT LOCATION VS. SUBJECT PROPERTY

# MARK HOUSTON ASSOCIATES, INC.

DESIGN · BUILD

*Variance Request Support Statements: 255 El Cielo Ln.*

- 1.) That there are special circumstances applicable to the property, including size, Shape, topography, location or surroundings, which do not generally apply to other properties in the same vicinity and zone.

**The carport in question is currently a part of the existing home and we propose to leave the carport as is. It already looks “indigenous” to the house and will look good after the second story is added because of the open sides which will reduce the mass of the new second story structure.**

- 2.) That because of such circumstances or conditions, such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties similarly situated, but which is denied to the subject property.

**The carport has open sides, which frames a view toward the west that is enjoyed by the owners. The space can also become used for occasional gatherings when cars are not parked inside. It also facilitates an easier flow from the back to the front for moving patio furniture for example. This type of space, being multi functional, is also an example of a property right possessed by other properties similarly situated.**

- 3.) That the granting of the variance will not be materially detrimental to the Public welfare or injurious to the adjacent properties.

**The carport is not currently detrimental to the public welfare or injurious as it currently exists, and the condition of the carport will not change after the second story addition.**

- 4.) That the granting of the variance will not adversely affect the General Plan nor the purpose and intent of the provisions of the Development Code.

**The carport currently does not adversely affect the General Plan and Development Code, and will not after the second story addition is complete since it will remain as is.**

- 5.) The proposed entitlement has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA).

**The carport will be preserved as is. Therefore the it will be in compliance with the provisions of CEQA.**

---

# Tree Protection Report

Project Site: 255 El Cielo Lane,  
Bradbury, CA

Prepared for: Jack Guo

Prepared by: **Mike Parker**  
**Certified Arborist WE3414A**

**P.O. Box 746, Chino, CA 91708**  
**909-590-4100 M-F 7AM-4PM**  
[mike@calarbor.com](mailto:mike@calarbor.com)

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## I. INTRODUCTION

A tree protection report of the existing protected site tree is prepared for Jack Guo as part of a new construction project to the home. The purpose of this report is to assist Mr. Guo with the requirements of a master application form. As part of the permit process, the encroachment or removal of any tree per the Bradbury Development Code, Chapter 118 — Tree Preservation and Protection requires a permit to do so. This tree protection report includes detail information regarding the location, tree species, size, encroachment impacts and the health of the 1 protected tree on site. Representative photographs of present tree condition are part of this report from my site visit on April 30, 2019.

This report is furthermore prepared for Mr. Guo to assist with the requirements of the Bradbury Development Code, Chapter 118. Tree Preservation and Protection and for the following purposes:

- Inventory and map of all protected site trees for the project.
- Assessment of potential impacts from proposed activities.
- Recommendations for tree protection.

## II. INVENTORY METHODS

The inventory and report were prepared in accordance with the Bradbury Development Code, Chapter 118 — Tree Preservation and Protection. The inventory and tree location were conducted using a site plan provided by Mark Houston Associates Inc. outlining the details of the project, parcel boundaries with the tree locations. A Visual Tree Assessment (VTA) was used to inspect the 2 Coast Live Oak trees, 2 Australian Willow, 2 London Plane and 2 Olive trees at 54” in height. The 8 protected trees were inventoried, photographed, mapped and identified by a number on the site map. Information recorded for each tree includes an assigned tree number, species, DBH (Diameter at Breast Height, i.e., 54”), height, canopy spread, health condition, encroachments and mitigation. In the case of multi-trunk trees, all trunks were recorded.

Conditions for each trees health is rated: Good, Fair or Poor (see Recommendations for definition of tree condition rating). A complete key of current tree conditions is listed on the tree inventory table.

This report is limited to:

- Possible tree defects that may not be visible from my observation position on the ground.
- Visual Tree Assessment (VTA) does not include diagnostic testing.
-

### III. RESULTS

#### Tree Distribution

Two *Quercus agrifolia*, Coast Live Oak tree, is the only protected species of trees on this property.

#### Tree Health Condition

At the time of my visit on April 9, 2019 the 2 Coast Live Oak tree were in good health.

#### Inventory

Eight trees were inventoried: 2 Coast Live Oak trees, 2 Australian Willow, 2 London Plane and 2 Olive trees. The information for this tree includes: number, location, species, DBH, height, canopy spread, health condition and encroachment/impacts if any, (see exhibit B, Tree Inventory Table). Listed below are the protected trees by species and DBH.

TREE NUMBER	Species	Diameter at Breast Height (Inches)	Tree Height (Feet)	Canopy Spread (Feet)	Tree Health Definition Below	Comments	Protected Species & DBH	REMOVE AND MITIGATE
1	<i>Geijera parviflora</i> , Australian Willow	6,4	10-15	15-20	GOOD		YES	YES
2	<i>Geijera parviflora</i> , Australian Willow	6,4	10-15	15-20	GOOD		YES	YES
3	<i>Quercus agrifolia</i> , Coast Live Oak	14	20-25	20-25	GOOD		YES	NO
4	<i>Platanus x hispanica</i> , London Plane	14	30-35	15-20	POOR	Major Dieback	YES	YES
5	<i>Platanus x hispanica</i> , London Plane	14	30-35	15-20	POOR	Major Dieback	YES	YES
6	<i>Quercus agrifolia</i> , Coast Live Oak	28	35-40	35-40	GOOD	Side trim for building clearance.	YES	NO
7	<i>Olea europaea</i> 'Mission', Olive	6,8,6,8	10-15	10-15	FAIR	Remove 1 trunk (Leaning)	YES	NO
8	<i>Olea europaea</i> 'Mission', Olive	2,4,6,6,8	10-15	15-20	GOOD		YES	NO
<b>TOTAL REMOVALS</b>								<b>4</b>

#### Protected Oak Trees

This site has 8 potential protected trees, 2 of the trees are Coast Live Oaks that are protected under the Bradbury Development Code, Chapter 118 —Tree Preservation and Protection. The 2 Coast Live Oak tree will remain on site.



#### **IV. Tree Encroachment**

The location of the protected trees on this site will require a tree protection plan. A Tree Protection Zone Plan, TPZ, shall be in place prior to any encroachments. "Protected zone" shall mean that area within the dripline of any protected tree and extending therefrom to a point at least five feet outside the dripline, or 15 feet from the trunks of a tree, whichever distance is greater.

#### **VI. Burden of Proof**

In my professional opinion, the 2 Coast Live Oak tree can be preserved as part of this project without endangering the health of the trees, providing the Tree Protection Plan is adhered to.

#### **VII. RECOMMENDATIONS/MITIGATION**

Four trees will need to be removed as part of this project, trees 1, 2, 4 and 5. In order to preserve the 2 Coast Live Oak trees on site, the following (10) ten recommendations shall be followed:

1. Establish a Tree Protection Zone (TPZ) prior to any construction. The installation of protective fencing not less than four feet in height around the protected zone of trees shown on the site plan. Said fencing shall remain in place throughout the entire period of development and shall be moved only in order to do any hand work within the TPZ.
2. Where grading or any other similar activity is specifically approved within the protected zone, the applicant shall provide an individual with special expertise acceptable to the project director to supervise all excavation or grading proposed within the protected zones and to further supervise. This person should be vetted by the general contractor.
3. Any excavation or grading allowed within the protected zone or within 15 feet of the trunk of protected trees, whichever distance is greater, be limited to hand tools or small hand-power equipment.
4. Trees in other areas of the subject property not included within the site plan should also be protected with protective fencing thus restricting storage, machinery storage or access during construction.
5. Irrigation to any Oak trees should only be during the months of January thru March when Oaks uptake their water needs.
6. Any construction shall be finished as not to change the soil grade directly under Oak trees.
7. Only Oak-compatible plants shall be planted within the Oak tree's dripline.
8. Avoid any potential impacts to the any trees by consulting with a Certified Arborist prior to making any modifications to the landscape plan.
9. All irrigation to the existing Oak tree should be regulated as not to overwater them, as this will be detrimental to their long-term health.
10. If necessary, a Certified Arborist shall be involved in or be present for any digging and or construction within the Tree Protection Zone of this protected tree to help insure their ~~future survivability.~~



## APPENDIX A

### DEFINITION OF TREE CONDITION RATING

#### Outstanding

- No trunk or root cavities or injuries present
- No indication of hollowness
- No decay present except for small stubs
- Strong structure
- Tapered trunk
- Below average amount of dead limbs
- No co-dominant branching
- No evidence of large-scale insect infestation
- Average growth rate
- Normal foliage, tree not suppressed

#### Good

- No decay in the root crown and no major decay in the trunk or limbs
- No fungus evident
- Average amount of dead wood limbs
- Good Foliage size, color, and density.

#### Average

- Some decay in the root crown and no major decay in the trunk or limbs
- Small cavities may be present
- No fungus evident
- Some small to moderate callusing injuries may be present
- Some suppression or crowded growing conditions present
- Average amount of dead wood limbs
- Foliage size, color, and density may vary

#### Poor/Below Average

- Significant cavities, dead areas, and decay present
- Decay present in the root crown or base of trunk
- Fungus bodies present indicating internal decay
- Dead limbs above normal
- Co-dominant branching with included bark present
- Foliage is below average in size and color

## Appendix B

### Certificate of Performance

I, Mike Parker, certify that:

- I have personally inspected the trees and the property referred to in this report and have stated my findings accurately. The extent of the evaluation is stated in the attached report and the Limits of the Assignment.
- I have no current or prospective interest in the trees or the property that are the subject of this report and have no personal interest or bias with respect to the parties involved.
- The analysis, opinions, conclusions were developed and this report has been prepared according to commonly accepted arboriculture practices. • No one provided significant professional assistance to me, except as indicated within the report.
- My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party or upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member in good standing with the American Society of Consulting Arborists, and the International Society of Arboriculture. I have been involved in the field of Arboriculture in a full-time capacity for over 29 years.

Signed Mike Parker  
Date 05/20/2019



AUTRALIAN WILLOW #1



AUTRALIAN WILLOW #2



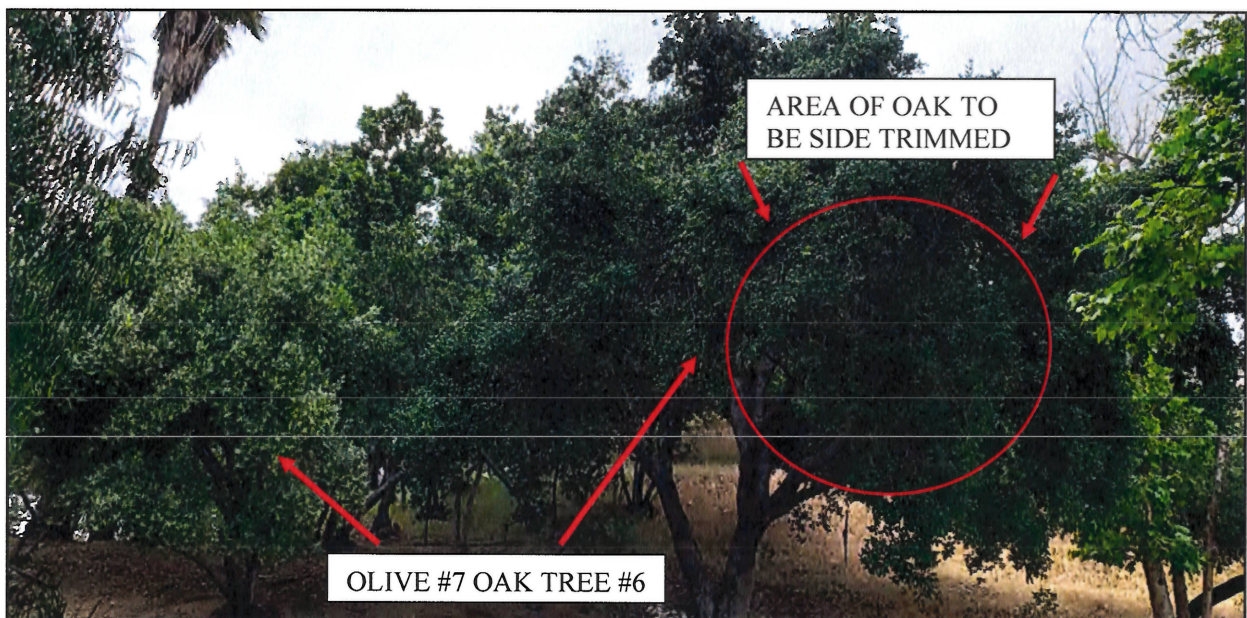
OAK TREE #3



LONDON PLANE #4



LONDON PLANE #5



AREA OF OAK TO BE SIDE TRIMMED

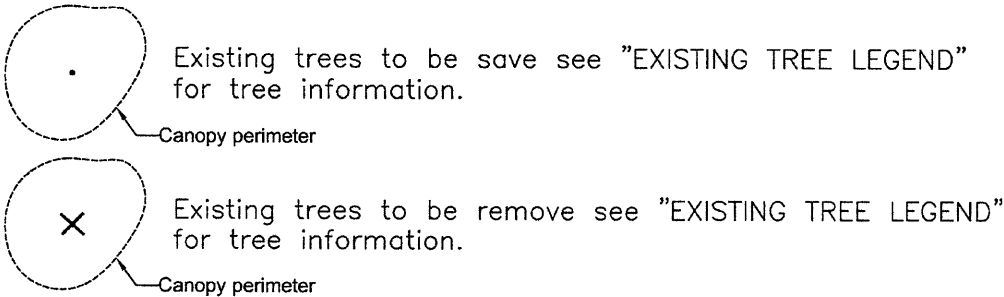
OLIVE #7 OAK TREE #6



ROOT PROTECTION ZONE FOR EXISTING TREES TO REMAIN

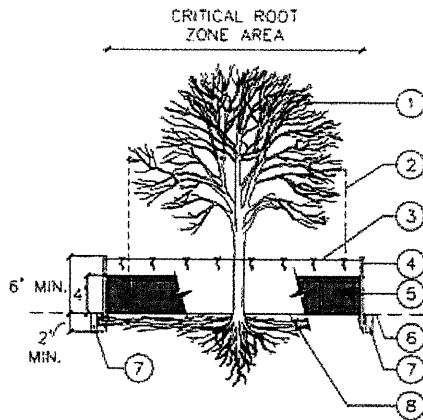
1. Tree roots are generally located in the top 12–24 inches of soil and can extend to a distance exceeding the trees height and/or width. The roots located 3–5 feet from the trunk are often relatively inactive, and if cut, will cause a column of decay that can reach the top of the tree with time. The feeder roots of the tree can sustain damage during construction from lack of water, soil compaction or physical damage resulting from cutting. The following guidelines are designed to minimize damage to the root system of protected trees. These guidelines establish a "Root Protection Zone" to safeguard the health of protected trees.
2. Protective chain–link fencing with an access gate of minimal width should be installed at the Root Protection Zone of protected trees and approved in place by staff prior to the commencement of any construction, or demolition.
3. The protection zone should be irrigated sufficiently with clean potable water to keep the tree in good health and vigor before, during, and after construction. This may mean deeply soaking the ground periodically.
4. No construction staging or disposal of construction materials or byproducts including but not limited to paint, plaster, or chemical solutions is allowed in the Root Protection Zone.
5. The Root Protection Zone should not be subjected to flooding incidental to the construction work.
6. All work conducted in the ground within the Root Protection Zone of any protected tree should be accomplished with hand tools, unless an air spade is utilized. Trenches in the Root Protection Zone should be tunneled, or completed with an air spade to avoid damage to small feeder roots within the root protection zone. Information regarding air spades is available from staff.
7. Where structural footings are required and major roots (over 3" in diameter) will be impacted, the engineer of record should submit acceptable footing design alternatives and or location alternatives to staff before proceeding with further plan review.
8. Where more than 50% of the root zone is impacted or roots greater than 3 inches in diameter are to be removed within four feet of the trunk, the engineer of record should submit acceptable design alternatives to staff for review.
9. Any required trenching should be routed in such a manner as to minimize root damage. Radial trenching (radial to the tree trunk) is preferred as it is less harmful than tangential trenching. Construction activity should be diverted from the Root Protection Zone. Cutting of roots should be avoided (i.e. place pipes and cables below uncut roots). Wherever possible and in accordance with applicable code requirements, the same trench should be used for multiple utilities.
10. "Natural" or pre–construction grade should be maintained in the Root Protection Zone. At no time during or after construction should soil be in contact with the trunk of the tree above the basal flair.
11. In areas where the grade around the protected tree will be lowered, some root cutting may be unavoidable. Cuts should be clean and made at right angles to the roots. When practical, cut roots back to a branching lateral root.
12. When removing existing pavement in the Root Protection Zone, avoid the use of heavy equipment, which will compact and damage the root system.
13. If staff requires mulch in the Root Protection Zone the mulch materials and location should be shown on the plan. Larger projects will require construction staging plans to indicate where materials will be stored and how the equipment will move in and around the property to minimize damage to the Root Protection Zone and tree canopies. Root damage and soil compaction may be mitigated in some cases by using plywood or mulch in the Root Protection Zone.

TREE SYMBOL LEGEND





## Appendix D



- ① EXISTING TREE(S) TO REMAIN
- ② DRIPLINE OF EXISTING TREE (TYP)
- ③ CONTINUOUS NYLON TIE STRING TIED TO STAKE TOPS W/ 2' TUNDRA WEIGHT ORANGE STREAMERS @ 3' O.C.
- ④ 6' METAL T-STAKES: 8" O.C. MIN., DRIVEN 2' INTO GROUND AT (OR OUTSIDE) TREE DRIPLINE
- ⑤ 4' MIN. HEIGHT ORANGE PLASTIC FENCING INSTALLED PER MANN RECOMMENDATIONS (TYP) SUPPLEMENT W/ SILT FENCE FABRIC @ PRUNING TRENCH AS REQ'D.
- ⑥ EXISTING GRADE TO BE DISTURBED
- ⑦ ROOT PRUNING TRENCH 12" OUTSIDE FENCE - SEE NOTES
- ⑧ EXISTING GRADE TO REMAIN

### NOTES

1. PERFORM ROOT PRUNING ON ALL EXISTING TREES TO REMAIN WHERE CONSTRUCTION ACTIVITY FALLS WITHIN DRIP LINE OF EXISTING TREES
2. ROOT PRUNING METHOD: 2 MONTHS MIN. PRIOR TO EXCAVATION & CONSTRUCTION ACTIVITIES. HAND CUT ROOTS BY DIGGING A 18"-24" DEEP x 8" WIDE TRENCH ALONG THE OUTSIDE PERIMETER OF EXISTING TREE(S) ADJACENT TO CONSTRUCTION AREAS. MAXIMIZE PRUNING TRENCH DISTANCE FROM TRUNK TO THE FULLEST EXTENT POSSIBLE, W/ THE ROOT PRUNING LINE PLACED @ THE EDGE OF CONSTRUCTION LIMITS

## 1 TREE PROTECTION DETAIL

SCALE N.T.S.

APPENDIX E

HABITABLE AREA:

(E) 1ST FLR	= 2,559 SF
ADDITION	= 356 SF
2ND FLR ADD'N	= 3,467 SF
TOTAL	= 6,384 SF
GUEST HOUSE 1ST FLR	= 639 SF
GUEST HOUSE 2ND FLR	= 568 SF
G.H. TOTAL	= 1,407 SF

UNHABITABLE AREA:

GARAGE & WORKROOM	= 654 SF
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LEGAL DESCRIPTION  
 RECORD OF SURVEY AS PER  
 BK 64 PD 12 13 OF RECORD  
 OF SURVEYS LOT 8

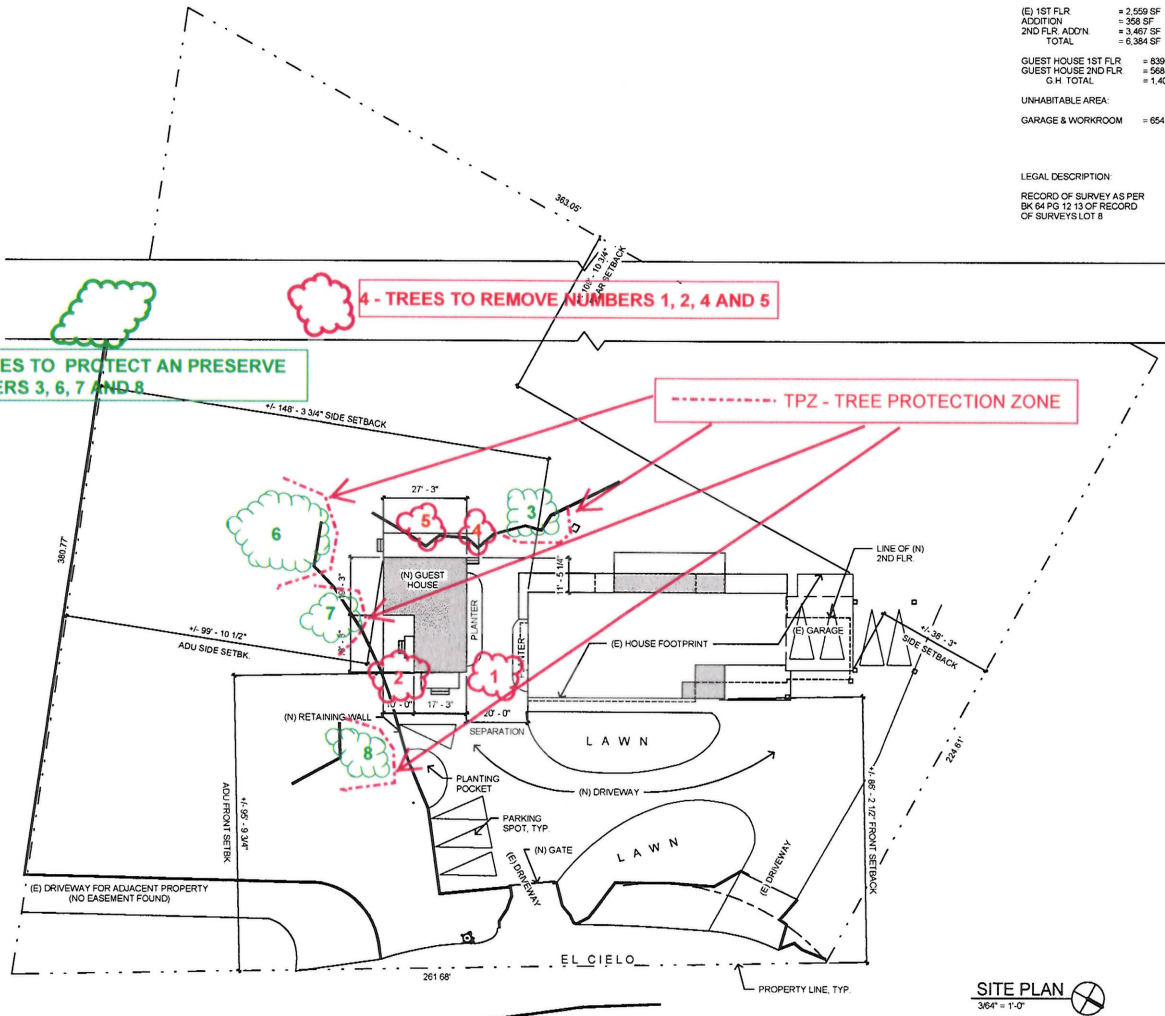
REVISIONS	BY

MARK HOUSTON ASSOCIATES INC  
 DESIGN - BUILD  
 517 S MYRTLE AVE. SUITE 201, MONROVIA, CA 91016  
 626.337.7858 STATE LICENSE NO. 875303

GUO RESIDENCE  
 255 EL CIELO LN.  
 BRADBURY, CA 91008

DATE  
 03/26/2019  
 SCALE  
 3/64" = 1'-0"  
 DRAWN  
 JOB  
 SHEET

A1.0



# MARK HOUSTON ASSOCIATES, INC.

DESIGN · BUILD

## PROJECT ADDRESS:

255 EL CIELO LANE  
BRADRUJY, CA 91008

## EXTERIOR MATERIALS:



2-PIECE MISSION TILE



CEMENTITIOUS SHINGLE

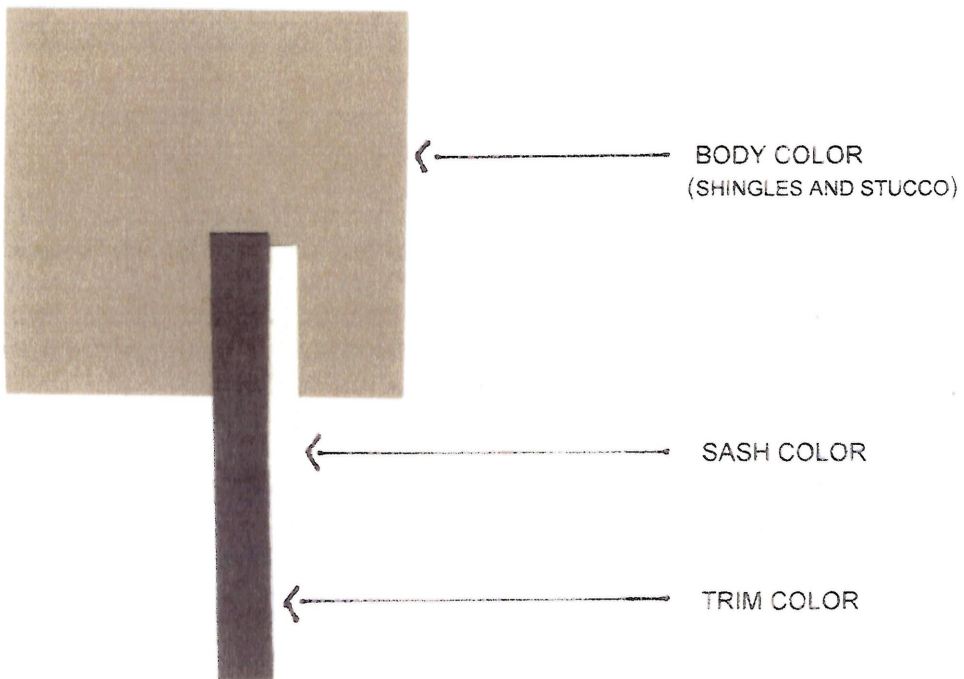
# MARK HOUSTON ASSOCIATES, INC.

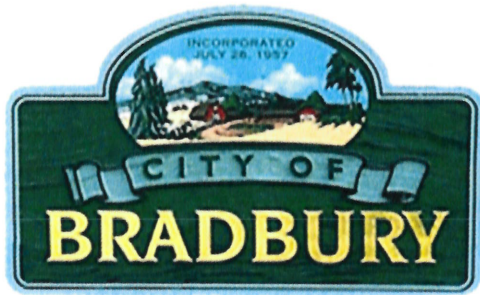
DESIGN · BUILD

PROJECT ADDRESS:

255 EL CIELO LANE  
BRADBURY, CA 91008

EXTERIOR COLORS:





*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: December 11, 2019**

**SUBJECT: COMMUNITY DISCUSSION**

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

### **AGENDA ITEM NO. 9**

---

#### **BACKGROUND**

The community discussion for regulations for two stories in the R-7,500 zone was reinitiated at the October 23, 2019 meeting. The October 23, 2019 agenda report is attached. One property owner spoke at the October 23 meeting expressing concern that the proposed regulations would not provide for an adequate second floor area. Mayor Richard T. Hale, Jr. was at the October 23 meeting, and provided the attached map and diagrams for the R-7,500 zone based on the proposed regulations.

Mayor Hale examined the lot dimensions of the 35 lots that comprise the R-7,500 zone and arrived at an average lot size of 71 feet wide by 106 feet deep. The attached plot plan shows such a lot in green with the allowable single-story area as yellow, which has an area of 3,876 square feet. The proposed allowable second-story area is shown as an earth-tone color, which has an area of 1,581 square feet. These two areas combined exceed the proposed maximum 50% floor-area-ratio and maximum 35% lot coverage area for a two-story house. Therefore, the total floor area and footprint area of a two-story house must be less than the one-story area depicted in yellow. However, the proposed regulations would allow for a two-story house that would have almost the same area as a one-story house. Based on the attached plot plan, a two-story house could have an area of 3,763 square feet, which would be 113 square feet less than the maximum one-story house area of 3,876 square feet.

The attached section drawing “A” displays a two-story house with a nine-foot first floor ceiling height and an eight-foot second floor ceiling height with a roof at the maximum proposed pitch of 4:12, which results in a height of 25’-3” which is 2’-9” less than the maximum 28-foot building height limit. This shows that the proposed regulations would allow for high ceilings. The narrowest lot in the R-7,500 zone has a width of 69 feet. The widths of the houses on those lots would be only two feet less, but could have higher ceilings. The diagrams show that the proposed regulations will allow for adequate first and second floor areas.

### **PLANNING COMMISSION ACTION**

The Planning Commission is to continue the community discussion and request the community’s input on two-story development in the R-7,500 zone, and on the proposed regulations. Following the discussion, the Commission has the following options:

**Option 1.** Conclude the community discussion and 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 any revisions.

**Option 2.** Conclude the community discussion and 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 the January 22, 2020 regular meeting.

### **RECOMMENDATION**

Option 1 is recommended; that the Planning Commission conclude the community discussion and direct staff to proceed with the drafting of an ordinance to amend the R-7,500 regulations in accordance with the draft regulations, or with any revisions.

### **ATTACHMENTS**

October 23, 2019 Agenda Report and Attachments

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

Mayor Hale’s Map and Diagrams

- Map of the R-7,500 Zone District
- Plot Plan Showing Current and Proposed Setbacks
- Section Drawing of Two-Story House



*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 reinstate 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:

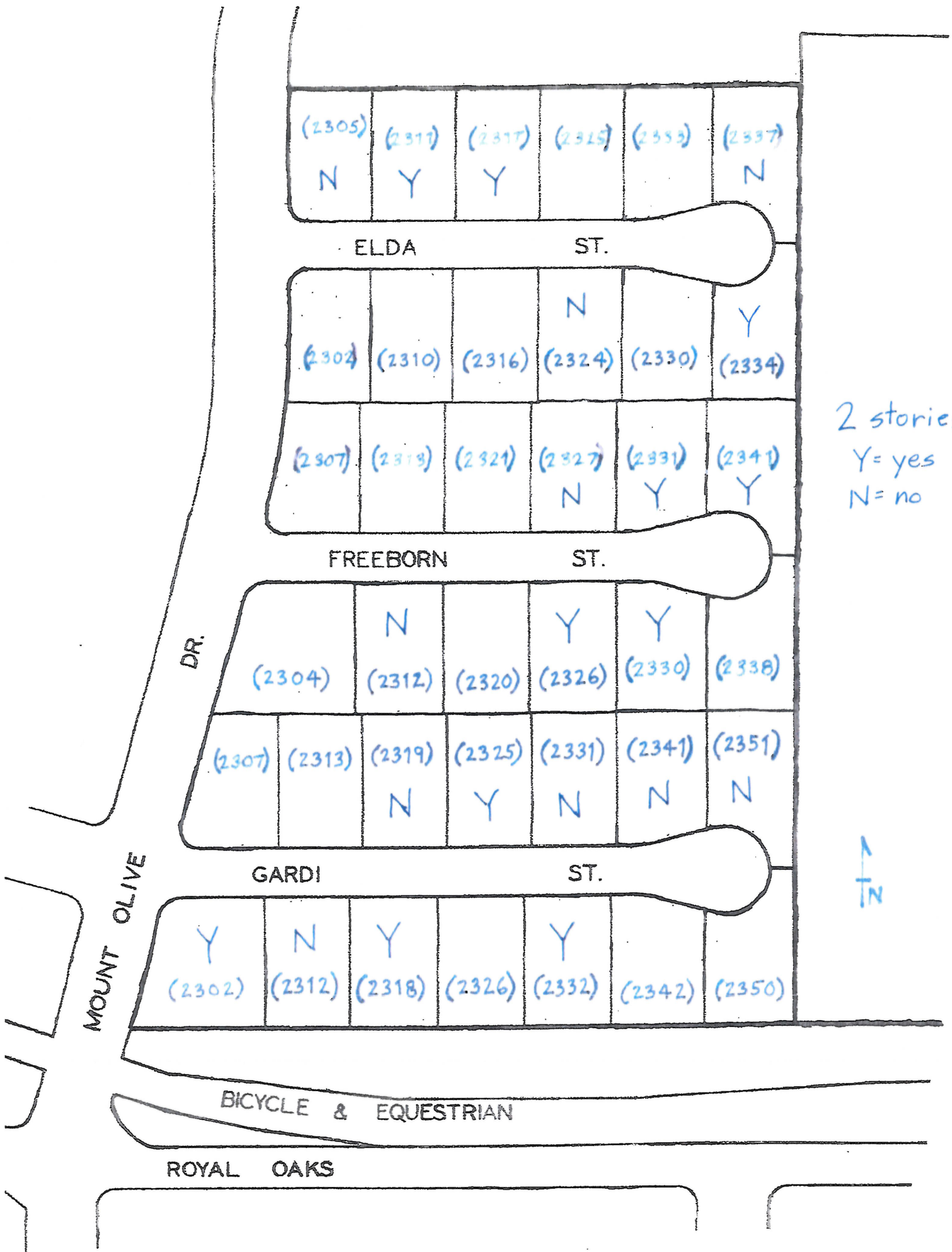
**Option 1.** Direct staff to proceed with the drafting of an ordinance to amend the R-7,500 regulations in accordance with the draft regulations presented at this meeting, or with changes.

**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



2 stories?  
 Y = yes  
 N = no



(2305)	(2317)	(2317)	(2325)	(2333)	(2337)
N	Y	Y			N

ELDA ST.

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

FREEBORN ST.

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

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

GARDI ST.

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

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

BICYCLE & EQUESTRIAN

ROYAL OAKS

MOUNT OLIVE DR.

**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.

- - -





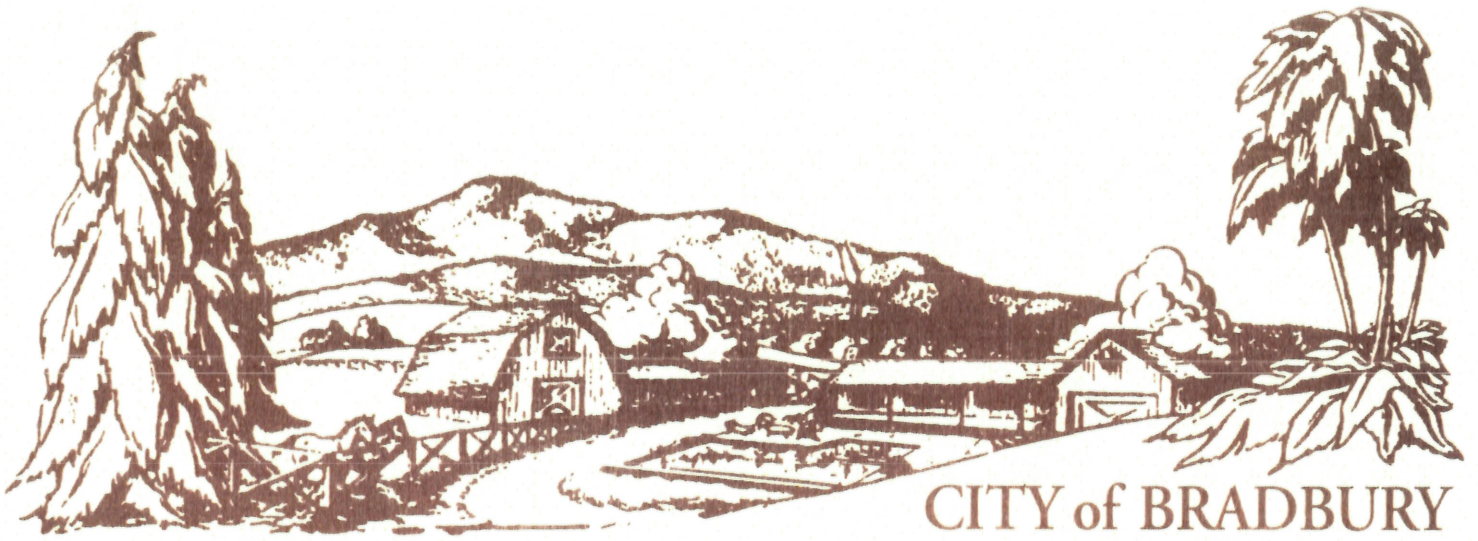


1 of 1



Street View





# 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**

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](mailto: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,

A handwritten signature in blue ink, appearing to read "Kevin K", is positioned above the typed name.

Kevin Kearney  
*City Manager*

Enclosure



September 26, 2019

**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: 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 2<sup>nd</sup> story as long  
as they don't interfere with the view

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.



007 0 4 2019

September 26, 2019

CITY of BRADBURY  
Incorporated July 26, 1957

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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.

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.





September 26, 2019

CITY of BRADBURY  
Incorporated July 26, 1957

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Name: Woodrow Probstskal & Martha Chung

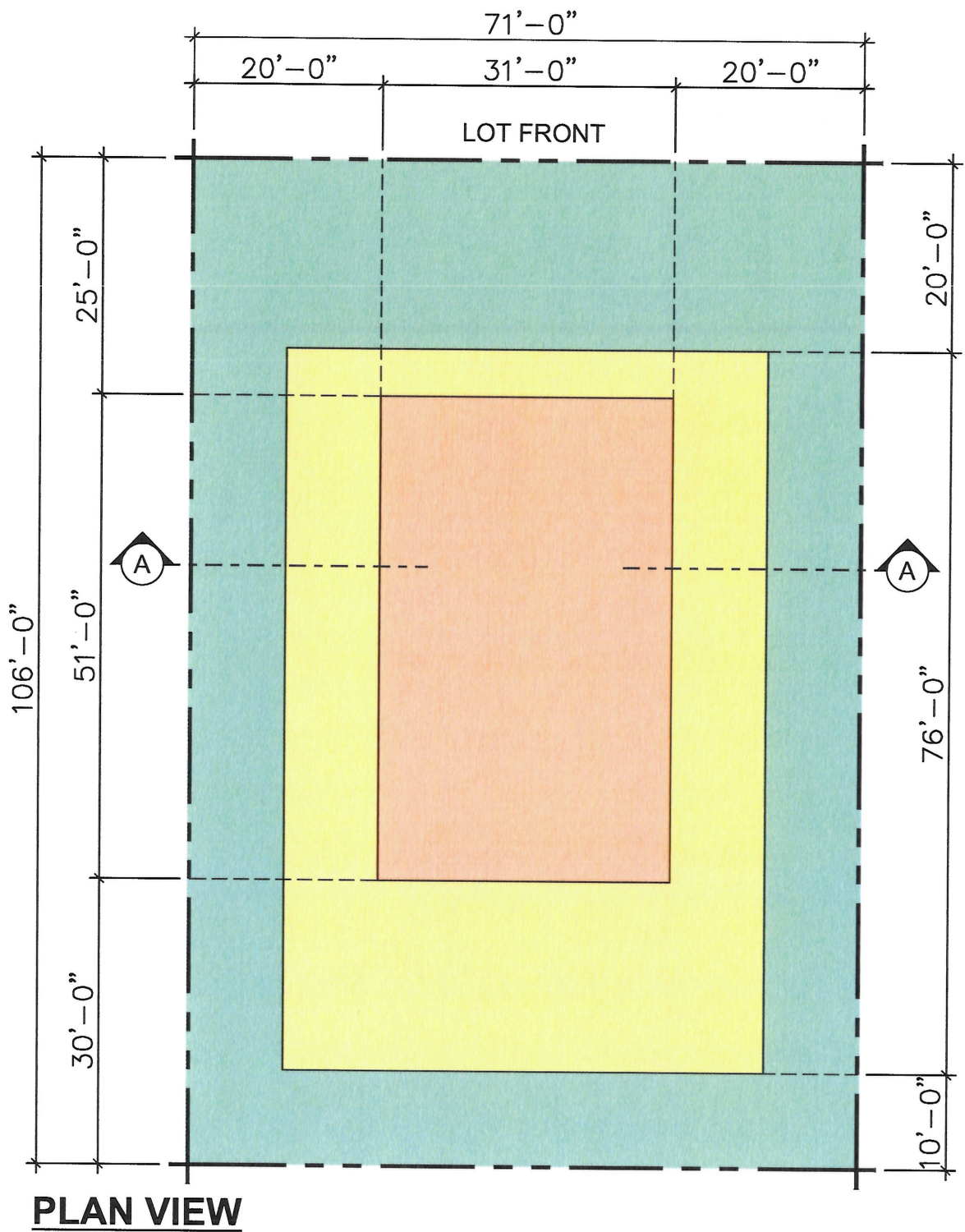
Address: 2331 Freeborn St, Bradbury, CA 91008

Comments on the *suggested* changes: \_\_\_\_\_

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

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.





# 7500 ZONE PLANNING

City of Bradbury

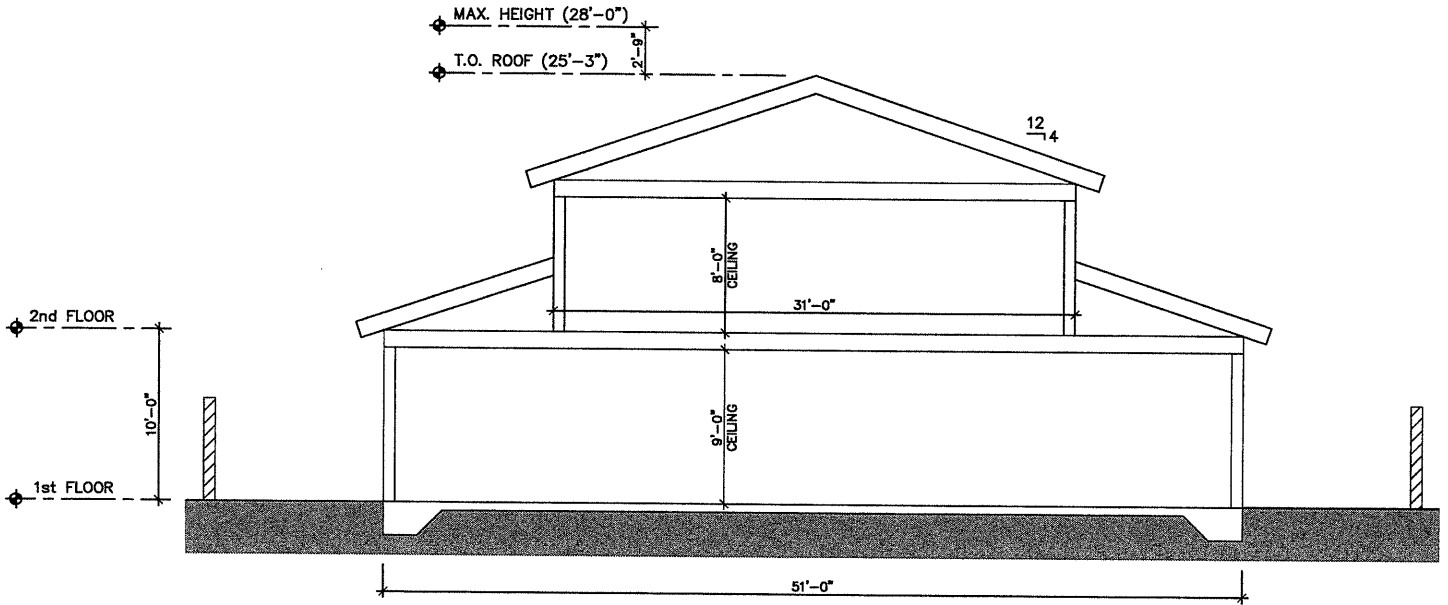
Re.: Commission Study Held on 12.11.19

Scale: N.T.S.

Sheet Size: 8.5" x 11"

## LEGEND

- AVERAGE LOT SIZE: 71'-0" x 106'-0"
- SINGLE-STORY BUILDING LIMITS
- TWO-STORY BUILDING LIMITS



**SECTION "A"**

**7500 ZONE PLANNING**

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