

**A G E N D A**  
**PLANNING COMMISSION  
OF THE CITY OF BRADBURY**  
**REGULAR MEETING**

**Wednesday, January 27, 2021 – 7:00 P.M.**

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

---

*Pursuant to Governor Newsom's Executive Order N-25-20, this Planning Commission Meeting is being held remotely with the Planning Commissioners, staff, and the public to attend and participate in this Planning Commission Meeting by means of a Zoom video or telephone call. You will be able to hear the entire proceedings and to speak during Public Comment, Public Hearing, and other authorized times. Members of the public must maintain silence and mute their microphones and telephones except during those times. The Zoom information is: <https://us02web.zoom.us/j/88371390363>. One tap mobile is +16699009128,,88371390363# or dial 1 669 900 9128 and enter code 883 7139 0363# or find your local number at <https://us02web.zoom.us/j/88371390363>*

---

The City of Bradbury will gladly accommodate disabled persons wishing to communicate at a scheduled City public meeting. Should you need special assistance to participate in a scheduled City public meeting, please call the City Manager's Office at (626) 358-3218 at least 48 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 at City Hall, 600 Winston Avenue, Bradbury, CA 91008, during normal business hours; 8:30 a.m. - 5:00 p.m., Monday through Friday (626) 358-3218.

---

**1. CALL TO ORDER / PLEDGE OF ALLEGIANCE**

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

**3. SUPPLEMENTAL INFORMATION FROM STAFF REGARDING AGENDA ITEMS**

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

- 5. 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.

- 6. MINUTES** Approve the minutes for the postponed regular meeting of December 2, 2020.

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

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

Routine requests for action should be referred to City staff during normal business hours; 8:30 a.m. - 5:00 p.m., Monday through Friday at City Hall, 600 Winston Avenue, Bradbury, CA 91008, or by calling (626) 358-3218.

**8. PUBLIC HEARINGS**

**A. 213 DEODAR LANE – PLANNING COMMISSION RESOLUTION NO. PC 21-293**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH THE FINDINGS OF FACT AND DECISION WITH A CATEGORICAL EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) TO CONDITIONALLY APPROVE ARCHITECTURAL REVIEW NO. AR 20-002 AND NEIGHBORHOOD COMPATIBILITY REVIEW NO. NC 20-002 FOR THE REMODELING AND ADDITION OF APPROXIMATELY 2,900 SQUARE FEET TO THE MAIN RESIDENCE AND RELANDSCAPING AT 213 DEODAR LANE

**B. DRAFT ORDINANCE FOR ACCESSORY DWELLING UNITS (ADUs) JUNIOR ACCESSORY DWELLING UNITS (JADUs) AND ACCESSORY LIVING QUARTERS (ALQs) – PLANNING COMMISSION RESOLUTION NO. PC 21-294**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH THE FINDINGS OF FACT AND DECISION WITH AN EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF AN ORDINANCE AMENDING THE DEVELOPMENT PROVISIONS OF THE BRADBURY MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS (ADUs) AND JUNIOR ACCESSORY DWELLING UNITS (JADUs) IN ACCORDANCE WITH STATE LAW AND PROVISIONS RELATED TO ACCESSORY LIVING QUARTERS (ALQs)

**C. DISCUSSION OF DEVELOPMENT STANDARDS AND DESIGN GUIDELINES FOR FRONT AND STREET-SIDE YARDS – PLANNING COMMISSION RESOLUTION NO. PC 21-295 – Continued from the December 2, 2020 meeting**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH THE FINDINGS OF FACT AND DECISION WITH AN EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) TO RECOMMEND TO THE CITY COUNCIL THE PREPARATION AND APPROVAL OF AN ORDINANCE TO AMEND THE BRADBURY DEVELOPMENT CODE TO ADD REGULATIONS FOR FRONT YARDS AND STREET SIDE YARDS IN REGARD TO LIMITS FOR HARDSCAPE AND NON-LIVING LANDSCAPING MATERIALS, DRIVEWAY WIDTHS AND MATERIALS, CIRCUMSTANCES FOR ALLOWING CIRCULAR DRIVEWAYS, AND SIGNIFICANT DESIGN REVIEW APPLICABILITY

**9. ITEMS FROM STAFF AND COMMISSIONERS – Upcoming agenda items and other matters**

**10. ADJOURNMENT**

The Planning Commission will adjourn this regular meeting to the regular meeting of **Wednesday, February 24, 2021.**

"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, January 22, 2021."



Claudia Saldana, City Clerk  
City of Bradbury



# Memo

To: Chairperson and Members of the Planning Commission;  
City Manager and City Planner  
From: Claudia Saldana, City Clerk  
Date: 01/22/21  
Re: **January 27, 2021 Planning Commission Meeting**

---

## **FAIR POLITICAL PRACTICES ACT**

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

### **8.A 213 Deodar Lane – Resolution No. PC 21-293**

Commissioners residing within 500 feet of 213 Deodar Lane:

*None*

### **8.B Draft Ordinance for Accessory Dwelling Units (ADUs), Junior Accessory Dwelling Units (JADUs) and Accessory Living Quarters (ALQs) – Resolution No. PC 21-294**

*Citywide*

### **8.C. Discussion of Development Standards and Design Guidelines for Front and Street Side Yards – Resolution No. PC 21-295**

*Citywide*

**MINUTES OF A POSTPONED REGULAR MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF BRADBURY, HELD ON DECEMBER 2, 2020 AT 7:00 PM**

**Executive Order N-25-20:** *Pursuant to Governor Newsom's Executive Order N-25-20, this Planning Commission Meeting was held remotely with the Planning Commissioners, staff, and the public participating in this meeting by means of a Zoom video or telephone call. Participants are able to hear the entire proceedings and to speak during Public Comment, Public Hearing, and other authorized times. Members of the public must maintain silence and mute their microphones and telephones except during those times.*

**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 Chairman Hernandez at 7:00 p.m. Commissioner Novodor led the Pledge of Allegiance.

**Roll Call:** PRESENT: Chairman Hernandez, Vice-Chairman Jones, Commissioners Hunt, Kuba and Novodor  
ABSENT: None  
STAFF: City Manager Kearney, City Attorney Reisman, City Planner Kasama, and City Clerk Saldana

**Supplemental Information:** City Planner Kasama stated that Commissioner Hunt had some questions regarding 734 Braewood Drive and the Development of Front Yards that he will address during the pertaining item discussion.

**Approval of Agenda:** Commissioner Kuba moved to approve the agenda as presented. Commissioner Novodor seconded the motion which carried.

**Approval of Oct 28 Minutes:** Commissioner Kuba moved to approve the Planning Commission meeting minutes of October 28, 2020, as revised. Commissioner Novodor 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.

**734 Braewood Drive – Resolution No. 20-290**  
*Commissioners residing within 500 feet of 734 Braewood Drive: None*

**1456 Lemon Avenue – Resolution No. 20-292**  
*Commissioners residing within 500 feet of 1456 Lemon Avenue: None*

**Discussion of Development Standards and Design Guidelines for Front yards**  
*Citywide*

**Motion:** Commissioner Kuba made a motion to order the Fair Political Practices Report for the December 2 Planning Commission meeting received and filed. Commissioner Novodor seconded the motion which carried.

**Public Comment:** None



**734 Braewood Drive:      *Referral of Minor Architectural Reviews Nos. 18-009 & 20-007***

**Summary:** City Planner Kasama stated that Minor Architectural Review Nos. 18-009 and 20-007 were referred to the Planning Commission for the exterior finish of the residence, the re-landscaping of the front yard, and the expansion of the driveway at 734 Braewood Drive. At the August 26, 2020 meeting, the Commission did not find the presented plans and materials sufficient for a decision to be made and continued the hearing so that the homeowner could prepare complete plans and drop off material boards and color sample presentations. The homeowner has presented a colored elevation and samples for the finish of the residence, detailed plans for the re-landscaping with photos of the types of plants to be installed, and detailed plans and samples for the expanded driveway. All aspects of the revised proposal comply with the Development Code and the project is Categorically Exempt under the California Environmental Quality Act (CEQA).

**Discussion Items:** The project is subject to minor architectural review, the purpose of which is to ensure compliance with the Development Code. The additions and remodel of the house are complete. The finish color of the house is the one remaining issue under Minor Architectural Review No. 18-009. The issues under Minor Architectural Review No. 20-007 are the re-landscaping and driveway expansion.

**Finish Color of the House:** Minor Architectural Review No. 18-009 was approved with the finish color of the house to be white; however, the homeowner has used an orangish beige color. The color is similar to that of the neighboring house to the north. The homeowner is proposing to keep the current color and add stone veneer to the corners of the house, which will add texture and be similar to most of the other houses on Braewood Drive.

**Re-Landscaping Plan:** At the July 22, 2020 meeting, the Planning Commission decided that the rehabilitated landscaping is to comply with the Water Efficient Landscaping Ordinance (WELO) without any artificial turf; that the gravel walkway be eliminated; and that the revised re-landscaping plan be resubmitted for the Commission's review. It was also stated that the planter area along the north side of the driveway be widened to 36 inches and that a separate walkway parallel with the driveway should be included. The proposed re-landscaping plan satisfied all of the Planning Commission's directives. Approximately 65% of the front yard will be plant material. The use of gravel is limited to the area around a decorative pot to be situated beside the front porch, and this area is to be encircled by shrubbery. Low-growing plants are selected for the areas adjacent to the driveway so as not to create visibility hazards. The homeowner's landscape architect stated that the plan complies with WELO. The landscaping and irrigation plans are to be submitted to the City for approval.

**Driveway Plan:** The homeowner is proposing that the driveway be widened and repaved with interlocking pavers. The driveway is being widened to provide access to the north side yard for RV parking. A new gate will be installed at the north side yard. The new driveway at 528 Winston Avenue is the homeowner's inspiration for using interlocking pavers.

The Development Code does not address the proportion of hardscape to landscape for a front yard, and the design guidelines only state that hardscape is to be commensurate with the surrounding neighborhood, and that brick, wood, or tile is encouraged to be used as accent trim or inlays within driveway or walkways. The Code does not require that driveways be paved with an impervious material. In the Braewood Drive neighborhood, brick is used as the decorative feature in most driveways. Interlocking pavers is a material that was not available when the City's design guidelines were adopted in 1995. They will provide an impervious surface if properly installed. The proposed expanded driveway with decorative pavers is acceptable and would complement the stone veneer on the house.

**Staff  
Recommendation:**

Staff finds the revised re-landscaping plan, the finish proposal for the house with the current color and stone veneer at the corners, and the decorative interlocking pavers for the driveway acceptable.

It is recommended that the Planning Commission adopt Resolution No. 20-290 to conditionally approve Minor Architectural Review Nos. 18-009 and 20-007.

**Planning Commission  
Discussion:**

Commissioner Hunt had a question regarding the proposed RV parking. City Planner Kasama stated that the RV parking complied with code.

Commissioner Kuba stated that the color of the house is still not white even though the homeowner signed an agreement. Commissioner Novodor stated he thought the Commission agreed on the original color board presented in 2018. City Planner Kasama replied the homeowner changed his mind and the proposal is to keep the orangish beige color and to add stone veneer. Commissioner Kuba insisted that it was the Commission's directive to change the color back to white. Commissioner Novodor inquired if there was any pushback from the neighbors about the color. City Planner Kasama replied no.

Commissioner Novodor inquired if the gate blocks the RV from street view. City Planner Kasama stated that there is no code requirement that the RV be screened from view. The neighbors might be able to see 3 feet of the RV above the fence. Also, the RV can be parked there permanently. Commissioner Kuba asked if there is any shrubbery or trees to screen the RV. City Planner Kasama stated that it is not part of the landscape plan. Vice-Chairman Jones stated that planting to screen the RV might block the sun and the neighbor might not like it. Also, the Commission is not in the business of dictating how tall trees have to be. Commissioner Kuba inquired if the neighbors were notified. City Planner Kasama stated that everyone on Braewood Drive signed a petition presented at the first public hearing in 2018. Commissioner Kuba stated that the plans have changed. City Planner Kasama stated that this review is not a public hearing and notification is not required.

Commissioner Kuba added that she would like to see stone veneer between the two garage doors.

**City Attorney:**

City Attorney Reisman stated that the Planning Commission's job is to determine if the proposed plan is compatible with the neighborhood. Commissioner Kuba asked about the agreement the owner signed in 2018. City Attorney Reisman stated that the homeowners have the right to change their mind and that the agreement is not enforceable.

**Public Comment:** Chairman Hernandez opened up the discussion for public comment.

Nicholas D'Amico, Attorney at Law, 4500 Park Granada, Ste 202, Calabasas, CA 91202, representing the homeowner, stated that his clients have done everything they were asked to do. The plans comply with the code and the homeowner is hoping that the Planning Commission will render a decision for approval tonight.

Following public comment, Chairman Hernandez took a moment to sum up the issues and stated that the Commission is still struggling with the color of the house. Do the homeowners have the right to change the color? (The answer is yes) Chairman Hernandez added that the current orangish beige color was never approved by the Commission.

**Motion:** Commissioner Kuba made a motion to adopt Resolution No. 20-290 with three conditions: for the house to be repainted in a cream or off-white color, to add stone veneers between the two garage doors and to plant a buffer (to screen the RV) along the north property line.

**City Attorney:** City Attorney Reisman suggested to open up the discussion for public comment again and ask the homeowners if they accept the Commission's three conditions.

Mr. D'Amico responded that his clients did not sign a binding agreement in regards to the color. Compatibility is not sameness. The stained stucco can't be simply repainted. The additional veneer is acceptable. In regards to the screening, there is no regulation in the code, so the Planning Commission has no authority to request a buffer.

**Roll call vote:** Chairman Hernandez asked the City Clerk to do a roll call vote for the adoption of Resolution No. 20-290 with the three stipulations added in Commissioner Kuba's motion:

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 THE EXTERIOR FINISHING OF THE RESIDENCE UNDER MINOR ARCHITECTURAL REVIEW NO. MAR 18-009, AND CONDITIONALLY APPROVE THE RE-LANDSCAPING OF THE FRONT YARD AND EXPANSION OF THE DRIVEWAY UNDER MINOR ARCHITECTURAL REVIEW NO. MAR 20-007 AT 734 BRAEWOOD DRIVE

Chairman Hernandez: AYE  
Vice-Chairman Jones: NO  
Commissioner Hunt: NO  
Commissioner Kuba: AYE  
Commissioner Novodor: AYE

Motion carried 3:2

**Appeal Procedure:** City Planner Kasama advised the applicant that they can appeal the decision of the Planning Commission in writing within a 10-day period. The appeal shall be filed with the City Clerk accompanied by the appeal fee of \$2,165.06. Absent a timely appeal, the decision shall become final.



**1456 Lemon Avenue:**     ***Architectural Review No. 20-001***  
                                  ***Neighborhood Compatibility Review No. 20-001***  
                                  ***Variance Application No. 20-001***

**Summary:**                     City Planner Kasama stated that Joshua Cain of Saxony Design Build, Inc. submitted plans for a complete exterior renovation of the house and garage at 1456 Lemon Avenue. The plans are for all new doors, windows, stucco, and roofing, and a new, 18-foot tall, 13-foot wide, entry gateway tower on the east side of the property between the house and garage. The subject property is zoned A-1. The proposed renovations comply with the zoning requirements, except for the proposed entry tower. Because the east side of the property is adjacent to a private driveway that serves more than two properties, there is a 50-foot setback requirement. A variance is requested to allow the proposed entry tower to have a 22-foot setback from the east property line.

The proposed renovation and addition of a new entry gateway tower will not expand the existing building pad area and will not affect any ridgelines or views, and privacy will not be impacted.

**Vehicular Easements:**       The 50-foot setback requirement is for private streets and vehicular easements serving more than two properties. There are two access easements along the east side of the subject property. These are improved as a single driveway that serves four properties. If the easements were utilized individually, the 50-foot setback requirement would not apply, and the entry gateway tower addition could be built at a 25-foot setback. The proposed 22-foot setback will not adversely affect the private driveway, nor will it impinge upon any neighboring development.

**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 and 15303 of the CEQA Guidelines for, respectively, an addition to an existing single-family residence, and a minor variance.

**Recommendation:**           It is recommended that the Planning Commission open a public hearing and solicit testimony on the proposed project, close the public hearing and determine that the findings can be made for conditional approval of the proposed project and that the project is Categorically Exempt under CEQA and adopt Resolution No. PC 20-292.

**Planning Commission Discussion:**   Commissioner Novodor inquired if the tower would pose an issue with the Fire Department. City Planner Kasama replied no.

Commissioner Kuba stated that she had no problem with the project.

Vice-Chairman Jones asked City Planner Kasama to explain the issue with the tower setback.

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

**Public Testimony:** Josh Cain, Saxony, Design Build, Inc. stated that his client is going to upgrade the property in three steps:

1. Exterior remodel
2. Interior remodel
3. Landscaping

Chairman Hernandez had a question about staging. Mr. Cain stated that staging is not going to be a problem because there is lots of paved area and plenty of room.

**Public Hearing Closed:** There being no further public testimony, Chairman Hernandez declared the public hearing closed.

**Motion:** Commissioner Kuba made a motion to adopt Resolution No. 20-292:

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 20-001 AND NEIGHBORHOOD COMPATIBILITY REVIEW NO. NC 20-001 FOR AN EXTERIOR RENOVATION TO REPLACE ALL DOORS, WINDOWS, STUCCO AND ROOFING, AND ADD A NEW 18-FOOT TALL ENTRY GATEWAY TOWER ON THE EAST SIDE OF THE RESIDENCE WITH VARIANCE APPLICATION NO. V 20-001 FOR AN EAST SIDE SETBACK FROM THE PRIVATE DRIVEWAY OF 22 FEET IN LIEU OF THE 50-FOOT REQUIREMENT AT 1456 LEMON AVENUE

Commissioner Novodor seconded the motion which was carried by the following roll call vote:

**Approved:** AYES: Chairman Hernandez, Vice-Chairman Jones, Commissioners Hunt, Kuba and Novodor

NOES: None

ABSENT: None

ABSTAIN: None

Motion carried 5:0

**Discussion of Development Standards and Design Guidelines for Front Yards:**

City Planner Kasama stated that last year the City Council directed staff to review the Development Code and propose updates for consideration. At the October 28, 2020 regular meeting, the Planning Commission began a discussion on development issues related to front yards, such as the lack of regulations for driveways, circular driveways, the maximum amount of hardscape or impervious surfaces, and the types of materials to be allowed; such as artificial turf, gravel, and other decorative materials. There was also the question of when a front yard or front façade improvement is of enough significance to be subject to design review by the Planning Commission. The Planning Commission directed staff to check the regulations of cities that are similar to the City of Bradbury. Staff reviewed the regulations of the cities of Arcadia, Hidden Hills, Malibu, Rolling Hills Estates, San Marino, and Sierra Madre.

**Discussion Points:**

At the October 28, 2020 meeting, the Planning Commission considered the following eight issues:

1. Landscaping vs. Hardscape – How much of a front yard should be hardscape, i.e., driveway and walkways?
2. Should there be a maximum width for a driveway? At the street or on site?
3. Should there be only one driveway access per property? Are there circumstances for which an additional/circular driveway is to be allowed?
4. Should contemporary materials and methods such as stamping, scoring, pavers, and colored concrete be allowed as decorative features for driveways and walkways?
5. Should artificial turf be allowed in front yards? And, if so, how much?
6. To what extent should stones, boulders, gravel, and other non-living materials be allowed as part of front yard landscaping?
7. What front yard and/or building changes should be subject to Planning Commission review?
8. In addition to the mailing of public hearing notices, should there be additional notices and/or signs about development/construction projects, even if a public hearing is not required?

**City Council Concerns:**

Among the concerns that the City Council has for pursuing Development Code updates is the lack of regulations for driveways, in particular, circular driveways, and the question has been raised if significant front yard and front façade developments should be subject to review by the Planning Commission. Given these issues, staff has reviewed the various regulations that affect front yard improvements, such as the amount of landscaping versus hardscape, the types and amounts of certain materials that may be used in landscaping in front yards, limiting properties to one driveway access, and the applicability of Significant Architectural Review by the Planning Commission.

**Recommendation for Planning Commission Action:**

City Planner Kasama stated that this discussion is not expected to be concluded at this meeting. The discussion should be continued so that the Planning Commission can request additional information, refine the suggested regulations, or add issues to the discussion. When the Planning Commission makes decisions on the issues for new regulations, an ordinance and resolution will be drafted for the Commission's consideration at a public hearing.

**Discussion:**

The Planning Commission reviewed the City Planner's Report comparing the regulations of the cities of Arcadia, Hidden Hills, Malibu, Rolling Hills Estates, San Marino and Sierra Madre.

Commissioner Kuba stated that the report does not include our neighboring cities of Duarte and Monrovia. Chairman Hernandez suggested that the City Planner contact a more cities for comparison, such as Azusa, Duarte, Monrovia, La Verne and San Dimas.

Commissioner Kuba stated that it's a lot to ask and commended City Planner Kasama on doing a great job collecting information from other cities.

Vice-Chairman Jones wants to make sure we don't accidentally ban desert hardscapes.



**Direction to Staff:** The Planning Commission directed staff to contact the cities of Azusa, Duarte, Monrovia, La Verne and San Dimas about their regulations regarding front yard landscaping design guidelines and circular driveways and report back at the January meeting.

**Items from Staff:** City Manager Kearney had nothing to report.

**Upcoming Agenda Items:** City Planner Kasama stated that plans have been submitted for 180 Mt. Olive Drive and 213 Deodar Lane for review at the January meeting.

**Items from Commissioners:** Commissioner Kuba wished everyone Happy Holidays.+.

**Adjournment:** At 8:26 pm Chairman Hernandez adjourned the meeting to Wednesday, January 27, 2021 at 7:00 p.m.

---

Frank Hernandez – Chairman

ATTEST:

---

Claudia Saldana - City Clerk



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

## **City of Bradbury Planning Commission Agenda Report**

**TO: Honorable Chairperson and Commission Members**

**FROM: Jim Kasama, City Planner**

**DATE: January 27, 2021**

**SUBJECT: 213 DEODAR LANE – RESOLUTION NO. PC 21-293**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH THE FINDINGS OF FACT AND DECISION WITH A CATEGORICAL EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) TO CONDITIONALLY APPROVE ARCHITECTURAL REVIEW NO. AR 20-002 AND NEIGHBORHOOD COMPATIBILITY REVIEW NO. NC 20-002 FOR THE REMODELING AND ADDITION OF APPROXIMATELY 2,900 SQUARE FEET TO THE MAIN RESIDENCE AND RELANDSCAPING AT 213 DEODAR LANE**

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

---

#### **INTRODUCTION**

Mr. Shiv Talwar of Design Concepts submitted plans for the remodeling and addition of approximately 2,900 square feet to the one-story, 7,990 square-foot, main residence, and relandscaping plans were submitted by Mr. Pablo Cortez of Sitio Landscape Architecture for 213 Deodar Lane. The architectural style is to be Mediterranean. The plans also propose a new swimming pool, 1,700 square feet of new pool-side accessory structures, and remodeling and addition of approximately 1,900 square feet to an existing detached accessory structure for and office and guest house. The relandscaping plans will comply with the water efficiency requirements. The accessory plans are to be developed after the additions to the main residence are approved. The applicant is requesting that the development applications be kept open to include the eventual review of the accessory plans.

The subject property is zoned A-5 and is in the Bradbury Estates. The proposed remodeling and additions to the main residence comply with the zoning requirements. The proposed plans were conditionally approved by the Bradbury Estates Homeowners

Association (HOA) and Community Services District (CSD) on September 21, 2020. The approval letter is attached (Attachment A) and their conditions of approval are included in the attached draft Resolution No. PC 21-293 (Attachment B).

The plans for the guest house and pool house cannot be reviewed at this time. When the City adopted an urgency ordinance in December 2019 to comply with the State's accessory dwelling unit legislation, the provisions for accessory living quarters were inadvertently repealed. The City Council has been reviewing an ordinance to replace the provisions for accessory living quarters and it should be adopted in a couple of months. It is because of this situation that the applicant is requesting that the development applications be kept open for the processing of the accessory plans.

It is recommended that the Planning Commission adopt Resolution No. PC 21-293 to conditionally approve the remodeling and additions to the main residence, and the relandscaping.

## **BACKGROUND**

The subject property is a rectangular lot fronting on Deodar Lane. The lot has a frontage of 235.43 feet and an average width of approximately 230 feet. The average depth of the lot is approximately 388 feet, and the lot area is approximately 2.41 acres. According to the Los Angeles County Assessor, the residence was originally built in 1992. The lot is accessed from the east side from Barranca Road. Attached are the Assessor's Map and Aerial Photos (Attachment C). The lot is presently improved with a 7,990 square-foot, one-story main residence, a 1,000 square-foot attached four-car garage, a 448 square-foot detached accessory building, and a tennis court. Several photos of the property are included in the attached plans (Attachment F).

## **PROJECT DESCRIPTION**

The proposed remodeling and additions to the main residence will be in a Mediterranean style and will provide a 1,733 square-foot new master-suite, a 565 square-foot media room, a new dining room in place of an existing breakfast nook, conversion of the existing dining room into a library, a new bedroom to replace the bedroom that will become part of the new media room, a gym, and expansion of the living room. Approximately 500 square feet of porches and patio covers are included, as is the replacement of the entry porch and porte-cochere. A colored elevation and materials and finish sheet are attached (Attachment E). Relandscaping plans are included, which were developed in consultation with an arborist and the City's Landscape Architect. Replacement trees and protective measures will be provided. The City's Landscape Architect's memorandum is attached (Attachment D). The plans, including a full-scale colored elevation, and the colored materials and finishes board are displayed at City Hall.

## **ANALYSIS**

The property is zoned A-5. The proposed remodeling and additions for the main residence comply with the zoning requirements and meet the design guidelines. The plans were approved by the Bradbury Estates on September 21, 2020. The proposed project is



allowed with Architectural Review and Neighborhood Compatibility approvals. The following is a summary of the site characteristics:

Address	213 Deodar Lane
Assessor Parcel Number	8527-003-036
Zone	A-5
General Plan Designation	Agricultural Estate Residential – Five Acres
Site Area	2.41 Acres – 104,980 Square Feet
Lot Frontage	235.43 Feet along Deodar Lane
Lot Depth (Average)	388 Feet

The following table indicates that the proposed remodeling and additions to the main residence meet most of the development standards for the A-5 zone.

Development Feature	A-5 Zone Requirements	Proposed Project	Meets Requirements?
Lot Area	Min. 5 acres	2.41 acres	No*
Lot Width (Average)	Min. 250 feet	230 feet	Yes
Frontage	Min. 150 feet	235 feet	Yes
Front Yard	Min. 50 feet	158 feet	Yes
West Side Yard	Min. 25 feet	57 feet	Yes
East Side Yard along Barranca Road	Min. 50 feet from Barranca Road	Approx. 36 feet	No
Rear Yard	Min. 25 feet	63 feet	Yes
Main Dwelling Size	Min. 2,500 sq. ft.	10,890 square feet	Yes
Height	Max. 28 feet	19'-6"	Yes
Parking	Min. 4 garage spaces	4 garage spaces	Yes

\*Legal nonconforming

The one development standard that the proposed plan does not meet is the setback requirement from Barranca Road. The setback for the protruding portion of the proposed new master bathroom is approximately 36 feet from Barranca Road. It was designed to align with two existing bay protrusions. The Code requirement is, "...no building shall be located closer than 50 feet to any private street or vehicular easement serving more than two parcels of property." Barranca Road serves more than two properties. When the house was reviewed and approved in the 1990s, this may not have been the requirement, or this portion of Barranca Road may not have served more than two parcels. Because the applicant will be proposing plans for accessory buildings in the near future, a variance for this setback could be requested at that time. In the meantime, the proposed plans can be approved with a provision in Resolution No. 21-293 that the new bathroom be redesigned to comply with the 50-foot setback from Barranca Road, or that a variance for the proposed setback be approved.

### **Architectural Review and Neighborhood Compatibility**

The City of Bradbury Design Guidelines are to provide for 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 one-story remodeling and additions with a maximum height of 19'-6" will not affect any ridgelines or views, and privacy will not be impacted. The remodeling and additions will be of a unified Mediterranean architectural style. Relandscaping is proposed and the plans have been developed in consultation with an arborist and the City's Landscape Architect. Conditions of approval are included in the attached Resolution No. PC 21-293, and the plans are subject to plan check to ensure that the project complies with all codes and City 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 Section 15301 of the CEQA Guidelines for additions to an existing single-family residence.

### **FINDINGS**

The Planning Commission must make a series of findings when issuing decisions on Architectural Reviews and Neighborhood Compatibility. The proposed remodeling, additions and relandscaping meet the required findings stated in Section 9.34.050 of Chapter 34 – Architectural Review, Significant; and the criteria stated in Section 9.40.040 of Chapter 40 – Neighborhood Compatibility. The recommended findings and justifications are included in the attached draft resolution (Attachment B) and it is recommended that the Planning Commission approve the proposed remodel and additions, and relandscaping.

### **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 remodeling, additions and relandscaping for the main residence and find that the project is Categorically Exempt under CEQA and approve a motion to adopt the attached Resolution No. PC 21-293 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, February 24, 2021, and direct the applicant to provide the necessary information to the City by Monday, February 8, 2021.

### **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 remodeling, additions and relandscaping and that the project is Categorically Exempt under CEQA and adopt the attached Resolution No. PC 21-293 as presented.

### **ATTACHMENTS**

- A) Bradbury Estates Approval Letter
- B) Resolution No. PC 21-293
- C) Assessor's Map and Aerial Photos
- D) City Landscape Architect Memorandum
- E) Colored Elevation and Finishes Sheet
- F) Proposed Plans



▫ *This page intentionally blank* ▫

ATTACHMENT A

*BRADBURY ESTATES APPROVAL LETTER*

HOA Conditions of Approval  
September 21, 2020  
213 Deodar Lane  
Bradbury, CA 91008

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

STANDARD CONDITIONS OF APPROVAL:

1. Prior to residence addition foundation inspections, all street and parkway improvements, such as the new columns and fencing, new CSD approved rolled curbs on the west side of the street, CSD approved paving section to the middle of the street or the property line whichever the greater, along with parkway landscaping shall be completed and signed off by the Building Department and Bradbury Estates CSD.
2. Prior to construction activity, Owner's General Contractor shall conduct a Pre-Construction onsite meeting and shall include Superintendent, Building Inspector, City Engineer, CSD Representative and Civil Engineer.
3. Prior to construction activity, Owner's General Contractor shall provide the CSD a Construction Schedule in Gantt Chart format or similar. During construction, every 60 days the General Contractor shall email CSD updated Construction Schedule.
4. Prior to construction activity, Owner's General Contractor shall provide Project Directory to include: President, Project Manager and Superintendent; Name, email, office address, office phone and cell phone.
5. Prior to Grading and Building Permit Issuance, County Sanitation or Sewer Reimbursement Fee's and all CSD building and or grading fees shall be paid through the City Building Department.
6. Prior to Grading and Building Permit Issuance, Contractor shall obtain City Business License.
7. Prior to Certificate of Occupancy/ Building Final, Contractor shall submit to the Building Department list of all Subcontractors, including City Business License Information.
8. Existing Oak tree's and other species shall be identified on Civil and Landscape plans. All existing Oak trees and Deodar Trees along Deodar Lane shall be properly pruned and during dormant months under the supervision of an Arborist.
9. Obtain Fire Department approval of the following: width of driveway entry, location and access to all structures, plant materials and accessibility to Fire Hydrants.
10. All structures to be Fire Sprinklered.
11. Permitted plans shall be made available at the job site at all times.
12. Parking on Roadways is not permitted, at any time.
13. Contractor shall adhere to City work days and Hours. No working on Sundays or Holidays.
14. Any deviations to the plans during construction shall be submitted to the Building Department and HOA for approval.
15. Contractor to ensure no dust leaves the site.

HOA Conditions of Approval  
September 21, 2020  
213 Deodar Lane  
Bradbury, CA 91008

16. Construction site shall be maintained and kept clean at all times.
17. Owner's General Contractor shall be required to attend CSD meetings (if required) during the construction to address community and CSD concerns.

PROJECT SPECIFIC CONDITIONS OF APPROVAL

1. Street plan to show detail of CSD approved concrete rolled curb with new twenty feet of CSD approved asphalt section along the Barranca North property line.
2. Deodar parkway grass to be replaced with synthetic turf. Barranca North to have a level parkway of a minimum of ten (10) feet with synthetic turf (turf material to be approved by CSD)
3. Entry gate width to be a minimum of 16 foot clear (when in the open position).
4. Remove wall and fencing along Barranca North and relocate a minimum of ten feet from back of CSD rolled Curb. Entry Gate to have a minimum twenty-foot storage pocket with decorative concrete or stone paving material.
5. Provide a detailed drawing for new walls, columns and wrought Iron fencing along Barranca North including any changes to the entry gate ..
6. Provide elevations, details and location of entry kiosk with fire Department Knox key switch. Remove existing stone mail box on Deodar Lane and relocate at driveway as approved by USPS prior to construction.
7. Provide details and samples of entry driveway and gate materials if changed.
8. Provide details and cut sheets of entry column light fixtures. (Note- no lights on other columns or walls will be permitted). Entry columns lights will be on a photo cell, twilight on and time-clock off.
9. Provide modifications to landscape on a plan.
10. Identify and provide roof material samples and proposed stacking and color blend pattern.
11. Identify and provide gutter material samples. (Note: PVC gutters and downspout are not allowed)
12. Identify exterior window material and color. Specify metal clad pre-finished, wood pre-primed or copper. Windows shall be true divided lights, not simulated. Vinyl windows will not be allowed.
13. All exterior materials types and finish of the Guest House shall match the Main Residences (Windows, roof, plaster and paint).

HOA Conditions of Approval  
September 21, 2020  
213 Deodar Lane  
Bradbury, CA 91008

14. Trash enclosure shall have capacity for a 3-yard trash bin. Enclosure walls shall be constructed out of masonry with matching plaster finish and have a steel cover with steel gates which are lockable. Gates and cover shall be delivered to the project "shop primed" and receive a minimum of two (2) coats of finish. No spacing over 6" from walls to roof to ensure animals do not get into trash enclosure. Trash enclosure shall not have access from the street.
15. No decorative animals or figures are permitted along parkway.

ATTACHMENT B

*PLANNING COMMISSION RESOLUTION NO. PC 21-293*

*A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH THE FINDINGS OF FACT AND DECISION WITH A CATEGORICAL EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) TO CONDITIONALLY APPROVE ARCHITECTURAL REVIEW NO. AR 20-002 AND NEIGHBORHOOD COMPATIBILITY REVIEW NO. NC 20-002 FOR THE REMODELING AND ADDITION OF APPROXIMATELY 2,900 SQUARE FEET TO THE MAIN RESIDENCE, AND RELANDSCAPING AT 213 DEODAR LANE*



## **PLANNING COMMISSION RESOLUTION NO. PC 21-293**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH THE FINDINGS OF FACT AND DECISION WITH A CATEGORICAL EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) TO CONDITIONALLY APPROVE ARCHITECTURAL REVIEW NO. AR 20-002 AND NEIGHBORHOOD COMPATIBILITY REVIEW NO. NC 20-002 FOR THE REMODELING AND ADDITION OF APPROXIMATELY 2,900 SQUARE FEET TO THE MAIN RESIDENCE, AND RELANDSCAPING AT 213 DEODAR LANE**

WHEREAS, the Planning Commission considered Architectural Design Review No. AR 20-002 and Neighborhood Compatibility Review No. NC 20-002 that were filed by Mr. Shiv Talwar of Design Concepts on behalf of the property owners, Mrs. Sarla Gupta and Mr. Rajnish Gupta, for the remodeling and additions of approximately 2,900 square feet to the main residence, an approximately 1,400 square-foot new swimming pool, approximately 1,700 square feet of new pool-side accessory structures, remodeling and addition of approximately 1,900 square feet to an existing detached accessory structure for an office and guest house, and relandscaping at 213 Deodar Lane, which is zoned A-5 and is in the Bradbury Estates.

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

SECTION A. The Planning Commission finds that a duly noticed public hearing has been conducted at the regular meeting on January 27, 2021, in accordance with the provisions of the Bradbury Municipal Code relative to this matter.

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

SECTION C. The Planning Commission finds and declares that the conditional approval granted by this Resolution is limited at this time to the remodeling and addition of approximately 2,900 square feet to the main residence, and the relandscaping, and that consideration of plans for an approximately 1,400 square-foot new swimming pool, approximately 1,700 square feet of new pool-side accessory structures, remodeling and addition of approximately 1,900 square feet to an existing detached accessory structure for an office and guest house will be at a future regular meeting due to the inadvertent removal by an urgency ordinance of the City's accessory living quarters provisions.

SECTION D. The Planning Commission declares that the remodeling, additions and relandscaping meet 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 remodeling, additions and relandscaping will not alter any natural features, topography, or landscaping. The additions and relandscaping will be on existing graded areas and there will be almost no disturbance of the existing topography.

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 expanded main residence is similar in scale to other main residences in the neighborhood.

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 one-story additions will be situated so as not to impose upon the surrounding residences.

4. The requirements of the ridgeline and view preservation regulations have been met. The one-story additions will comply with the maximum building height limit, and the maximum height of 19'-6" will not interfere with any important views of the neighboring properties.

5. That the proposed development is designed and will be developed in a manner to the extent reasonably practicable so that it does not unreasonably interfere with neighbors' existing view, view of ridgelines, valleys, or vistas. The locations of the one-story additions will be on existing graded building areas and will not be an imposition upon neighboring properties.

6. The requirements of the tree preservation and landscaping regulations have been met. No protected trees are to be removed or affected, and replacement trees and protective measures are included in the relandscaping plans.

SECTION E. 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 will be on existing graded areas of the site, and the natural topography will be minimally disturbed.

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 additions and remodeling are well

executed, and architecturally consistent throughout. The design does not have an excessive appearance.

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 one-story additions will be situated to be distant from other residences and the remodeling is designed to maintain the limited views towards the neighboring properties.

SECTION F. The Planning Commission finds that the project is Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines for additions to an existing single-family residence.

SECTION G. The Planning Commission hereby approves Architectural Review No. AR 20-002 and Neighborhood Compatibility Review No. NC 20-002 for the remodeling and additions to the main residence, and the relandscaping 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*, the development shall take place substantially as shown on the submitted plans presented to the Planning Commission on January 27, 2021.

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. The design of the addition to the rear of the main residence shall be modified to comply with the required 50-foot setback from Barranca Road, or a variance must be approved for the reduced setback.

5. 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 expanded main residence and such required service and fire flow shall be provided.

6. 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.

7. All utilities for the expanded main residence shall be installed underground and services shall be obtained from the nearest existing facilities.

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

9. HOA Standard Conditions of Approval:

a. Prior to residence addition foundation inspections, all street and parkway improvements, such as the new columns and fencing, new CSD approved rolled curbs on the west side of the street, CSD approved paving section to the middle of the street or the property line whichever the greater, along with parkway landscaping shall be completed and signed off by the Building Department and Bradbury Estates CSD.

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

c. Prior to construction activity, owner's general contractor shall provide the CSD a construction schedule in Gantt Chart format or similar, and during construction, every 60 days the general contractor shall email the CSD an updated construction schedule.

d. Prior to construction activity, owner's general contractor shall provide a project directory that includes the President's, Project Manager's, and Superintendent's names, email addresses, office addresses, office phone numbers, and mobile phone numbers.

e. Prior to grading and building permit issuance, the County Sanitation or Sewer Reimbursement fees and all CSD building and/or grading fees shall be paid through the City Building Department.

f. Prior to grading and building permit issuance, all contractors and sub-contractors shall obtain City business licenses.

g. Prior to Certificate of Occupancy / Building Final, owner's general contractor shall submit to the Building Department a list of all sub-contractors, including their business license information.

h. Existing Oak trees and other species shall be identified on civil and landscaping plans. All existing Oak trees and Deodar trees along Deodar Lane shall be properly pruned and during dormant months under the supervision of an arborist.

i. Obtain Fire Department approval of the following: Width of the driveway entry, location and access to all structures, plant materials and access to fire hydrants.

j. All structures are to be fire sprinklered.

k. Permitted plans shall be made available at the job site at all times.

l. Parking on roadways is not permitted at any time

m. Contractors and sub-contractors shall adhere to City workdays and hours. No work shall be performed on Sundays and Holidays.

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

o. Contractors and sub-contractors shall ensure that no dust leaves the site.

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

q. Owner's general contractor shall attend CSD meetings (if required) during construction to address community and CSD concerns.

#### 10. HOA Project Specific Conditions of Approval

a. Provide a street plan that shows detail(s) of CSD approved concrete rolled curb with new twenty feet of CSD approved asphalt section along the Barranca North property line.

b. Deodar parkway grass is to be replaced with synthetic turf. Barranca North is to have a level parkway of a minimum ten (10) feet with synthetic turf (turf material to be approved by CSD).

c. The entry gate width shall be a minimum of 16 feet clear (when in the open position).

d. Remove wall and fencing along Barranca North and relocate to a minimum distance of ten (10) feet from the back of the CSD rolled curb. The entry gate shall have a minimum twenty-foot storage pocket with decorative concrete or stone paving material.

e. Provide a detailed drawing for new walls, columns, and wrought-iron fencing along Barranca North, including any changes to the entry gate.

f. Provide elevations, details, and locations of entry kiosk with Fire Department Knox Box key switch. Remove existing stone mailbox on Deodar Land and relocate at driveway as approved by the US Postal Service prior to construction.

g. Provide details and samples of entry driveway and gate materials if changed.

h. Provide details and cut sheets of entry column light fixtures (note – no lights on other columns or walls will be permitted). Entry column lights shall be on photocells, twilight on and timeclock off.

i. Provide any modifications to the landscaping on a plan.

j. Identify and provide roof material samples and proposed stacking and color blend patterns.

k. Identify and provide gutter material samples (note – PVC gutters and downspouts are not allowed).

l. Identify exterior window material and color. Specify metal clad pre-finished, wood pre-primed or copper. Windows shall be true divided lights, not simulated. Vinyl windows are not allowed.

m. All exterior materials, types and finishes of the guest house shall match the main residence (windows, roof, plaster, and paint).

n. Trash enclosure shall have capacity for a three-yard trash bin. Enclosure walls shall be constructed out of masonry with matching plaster finish and have a steel cover with steel gates which are lockable. Gates and cover shall be delivered to the site “shop primed” and receive a minimum of two (2) coats of finish. There shall be no spacing over 6 inches from walls to roof to ensure that animals do not get into the trash enclosure. The trash enclosure shall not have access from the street.

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

#### 11. Engineering Conditions

a. The applicant shall submit a Grading/Site Plan for any 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.

b. 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 a Grading/Site Plan, or a separate plan shall be provided.



## 12. Landscaping Conditions

a. Plans shall clearly indicate the scope and limits of new work, and which portions of the site are to remain undisturbed. Prior to issuance of final plans and permits, construction staging areas, haul routes, etc. shall be designed and designated and approved to avoid damage to existing paving, site features, and trees during construction.

b. The plans shall specify the hardscape materials and should match the existing onsite hardscape that is to remain.

c. Final landscaping plans must clearly show trunk locations and accurate canopy sizes of all existing trees in the vicinity of any proposed work, with trees identified by species and coordinated with an arborist report. Any protected Oak trees must be shown in the context of existing grading and hardscape with elevations of the tree bases.

d. All existing protected Oak trees and other existing trees to remain in the vicinity of the approved improvements 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 the supervision of an arborist.

e. For removal of any trees subject to the City's Tree Preservation and Protection requirements, the applicant or owner must obtain a Tree Removal Permit from the City with supporting information from an Arborist. The City may require replacement trees as provided for in Chapter 118 (Tree Preservation and Protection) of the Bradbury Development Code.

f. Final landscaping and irrigation plans shall be submitted by a licensed Landscape Architect for any new planting and irrigation at the property, which shall be submitted to the City for review and approval. New landscaping must conform to the City's Water Efficient Landscaping Ordinance (WELO – Chapter 121 of the Bradbury Development Code) and be coordinated with any plans for paving and grading. 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 is to be spread on all non-turf areas. Water use calculations must be submitted and approved per the Water Efficient Landscape Ordinance (WELO).

g. Existing landscaping 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 landscape plans and fees for City review, approval, and permit issuance.

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

PASSED, APPROVED, AND ADOPTED this 27th day of January 2021.

---

Chairperson

ATTEST:

---

City Clerk

I, Claudia Saldana, City Clerk, hereby certify that the foregoing Resolution No. PC 21-29\_ was duly adopted by the Planning Commission of the City of Bradbury, California, at the regular meeting held on the 27th day of January 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

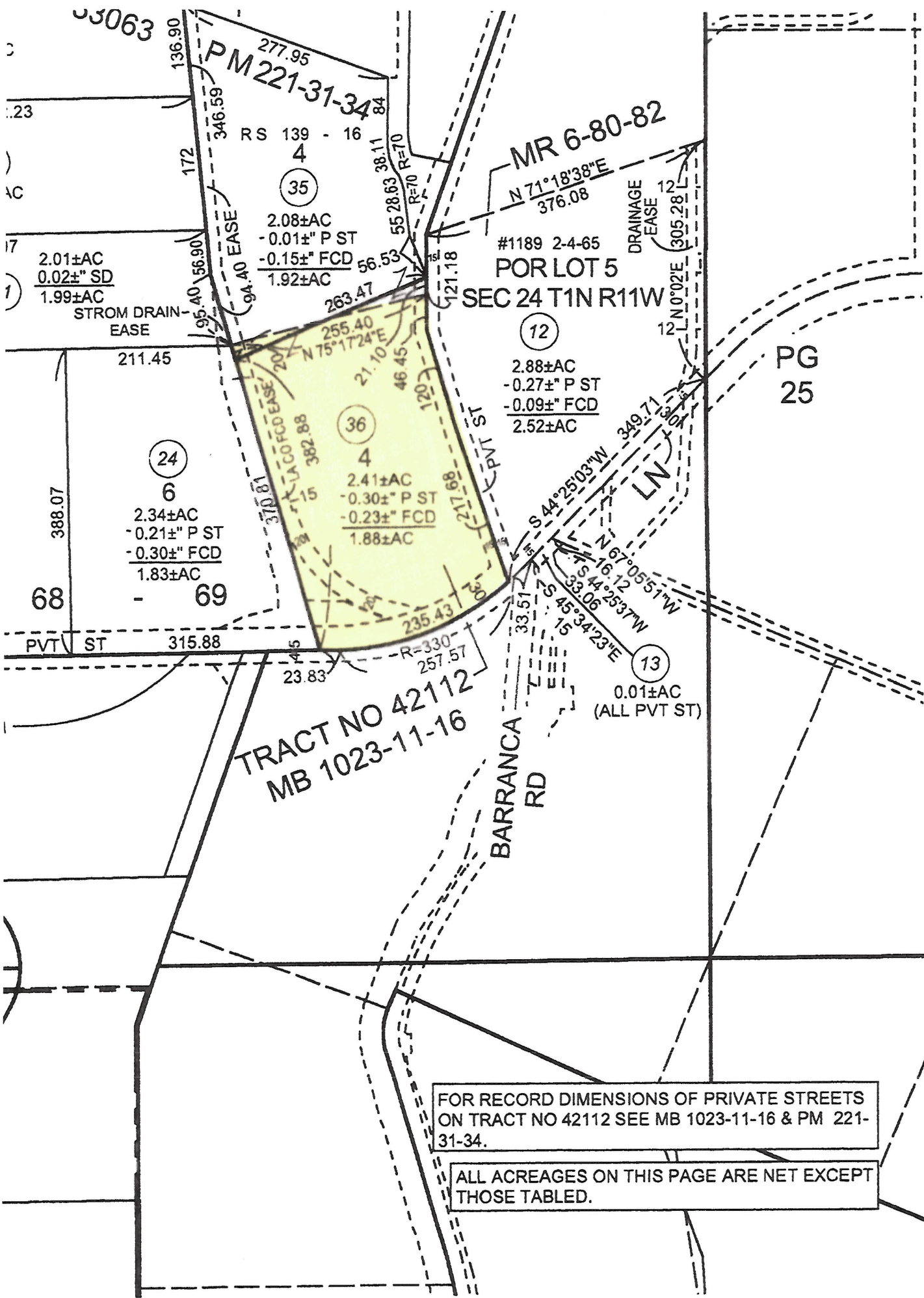
▫ *This page intentionally blank* ▫

ATTACHMENT C

ASSESSOR MAP AND AERIAL PHOTOS







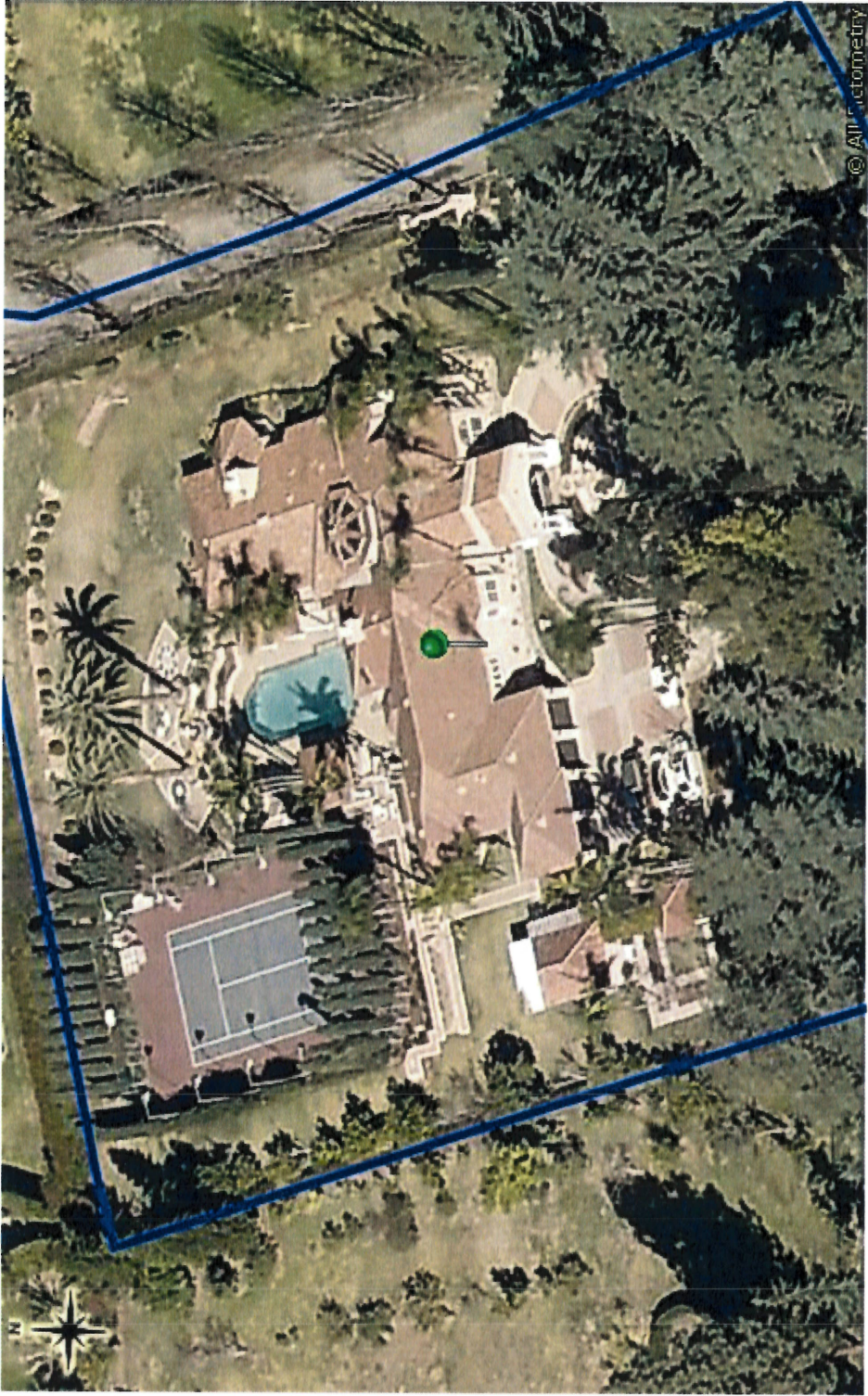
FOR RECORD DIMENSIONS OF PRIVATE STREETS  
ON TRACT NO 42112 SEE MB 1023-11-16 & PM 221-  
31-34.

ALL ACREAGES ON THIS PAGE ARE NET EXCEPT  
THOSE TABLED.









▫ *This page intentionally blank* ▫

ATTACHMENT D

CITY LANDSCAPE ARCHITECT MEMORANDUM

# Memorandum

**To:** Jim Kasama, Head Planner, City of Bradbury  
Kevin Kearney, City Manager, City of Bradbury  
**From:** Anna Armstrong, Armstrong & Walker  
**Date:** 11/30/2020  
**Re:** Conceptual Review landscape plan check comments on Gupta Residence, 213 Deodar Lane, Single Family Home Addition

---

Per your request, we reviewed the conceptual landscape plan package submitted for the above project, and the following is a list of our comments and recommended conditions pertaining to the project:

## Existing Landscape Conditions, Preliminary Landscape Plans

1. Plans clearly indicate the scope and limits of new work, and which portion of the site is to remain undisturbed. However, prior to issuance of final plans and permits, construction staging areas, haul routes, etc. will need to be designed to avoid damage to existing paving, site features, and trees during construction.
2. The hardscape design and some of the site features are clearly developed; hardscape materials are not specified, but should match existing hardscape on the site to remain. Design concepts are clear and in keeping with hardscape and architectural style. The existing pool, spa, and tennis court will remain, and new outdoor features will be developed. A seamless transition from existing to new hardscape elements is desired for continuity of design.
3. The Preliminary Landscape plans show species and locations of proposed new trees, and locations of various types of ground covers. These look appropriate and acceptable, pending review of final construction drawings and water use calculations.
4. The conceptual plans submitted state that all existing trees and palm trees within the scope of work area will be removed; a site survey and inventory of existing trees was submitted which differentiates between regular trees and palms, but does not list tree species, sizes, conditions, etc. A more detailed tree inventory with this information by a certified Arborist or the project Landscape Architect is required prior to Planning Commission review, to determine species, condition, and quantities of trees to be removed. Any trees on neighboring properties with significant portions of canopies or root zones encroaching into this site must be included. The applicant should be advised that for all trees to be removed, not just protected species (which includes all Oaks), a Tree Removal Permit must be issued by the City and replacement trees will be required as a condition. The plan shows a large number of new trees to be planted on the site, which may satisfy this requirement at the City's discretion.
5. There is at least one large protected Oak tree on the property (we were not able to determine if there are more), so a report by a certified Arborist will be required for this tree and any other protected trees on or adjacent to the site. Even if protected trees are outside of the construction zone, the applicant must show that there will be no impacts during construction from haul routes, equipment and materials storage, etc., and that adequate temporary protective fencing will be installed.
6. Though not required by the City, we strongly encourage the applicant to relocate on site or salvage existing palm trees (mainly Queen Palms) rather than discarding them. Palms are relatively easy to transplant or dig and transport, and have a high success rate if this is done properly. Any palms that are not used in the new design could be given to the landscape contractor, a nursery, or palm tree broker (they generally will not pay for the trees but will remove them free of charge).

## Proposed Plant Palettes and Preliminary Water Use Calculations

7. Several lawn areas are identified, both synthetic turf and Hybrid Bermuda grass (lower in water use than most grass types). Preliminary Water Efficient Landscape Ordinance (WELo) calculations submitted with the plans indicate the current layout of lawn, synthetic turf, and low to moderate water

use ground covers should meet WELO water use requirements when further developed, but the calculations must be updated to confirm this when construction drawings are submitted.

8. Proposed plant palettes are listed for trees, shrubs, and ground covers; all are appropriate for location, site conditions, and architectural/site design style. Plants with different plant factors (water use requirements) should not be used together in the same landscape area (hydrozone) to the degree possible.
9. The planting design and plant palette shall be in accordance with L.A. County Fire Dept. requirements; if required by L.A.C.F.D. the applicant shall submit a Fuel Modification Plan and receive comments back from the Fire Dept. prior to preparing a final Planting Plan.

#### Future Plan Submittals

10. The plans reviewed are conceptual; the submittal did not include construction drawings for hardscape, irrigation, or planting. Future submittal shall include these drawings, prepared by licensed landscape architect or certified irrigation designer, respectively.
11. Final Demolition, Grading, and Planting Plans must show all existing trees of any species and indicate which trees are to remain and which are to be removed. For existing trees to remain on the property, tree preservation notes shall be included on all future landscape, Site, and Grading plans; for protected Oak trees plans must be coordinated with Arborist recommendations. Tree preservation notes prohibiting hardscape construction, grading, compaction, trenching, storage of materials, vehicles, or debris, and washing of chemicals or equipment within protection zones for any trees to remain (not just Oaks) must be included on the plans. Any demolition or disturbance of soil within tree protection zones shall be done with hand tools. These measures must be continuously maintained throughout construction.
12. Planting and irrigation design must conform to the City's Water Efficient Landscape Ordinance, Chapter 9.06.095, Bradbury Municipal Code and later update. Plant species used together in any given planter area must have the same Plant Factor/ water requirements; species with different water needs should not be mixed in the same hydrozone. Maximum Applied Water Allowance (MAWA) and Estimated Applied Water Usage (EAWU) calculations must be included in the submittal, utilizing formulas and coefficients per the updated WELO in place of the original WELO formulas. The ETo (reference evapotranspiration rate) used in MAWA calculation is 51.3 per the City's Water Efficient Landscape Ordinance.
13. City Water Efficient Landscape Standards require a soil test and soil management plan including soil texture, infiltration rate, pH, etc. and amendment recommendations for landscape areas. Soil samples should be taken in areas that will be landscaped following preliminary grading, to accurately test and amend soil that will be used for planting. A note requiring soil testing and soil management plan must be included on the plans, and any specified soil amendments identified as "for bidding purposes only, contractor shall install amendments as recommended in the soil analysis report and management plan".
14. A complete Irrigation Plan prepared by a licensed landscape architect or certified irrigation designer shall be included in a later submittal, showing and specifying manufacturer, model, and size for all drip and spray equipment, piping, control valves, backflow prevention, "smart" irrigation controller, flow meter/master valve, and other equipment. Water meter with size and static pressure, and connection to irrigation system must be indicated, and a separate water meter or sub-meter to measure irrigation water use separately from domestic use will be required. The plan shall designate controller station numbers and flow in gallons per minute for each remote control valve. Irrigation should be laid out to conform to edges of planter beds to minimize overflow onto paving, house, or adjacent landscape, and different hydrozones should be on separate control valves. Note the updated WELO ordinance requires rotary type heads rather than gear-driven rotors for all spray-type sprinkler heads, and drip irrigation for any planter areas that are 10' or less in any dimension.

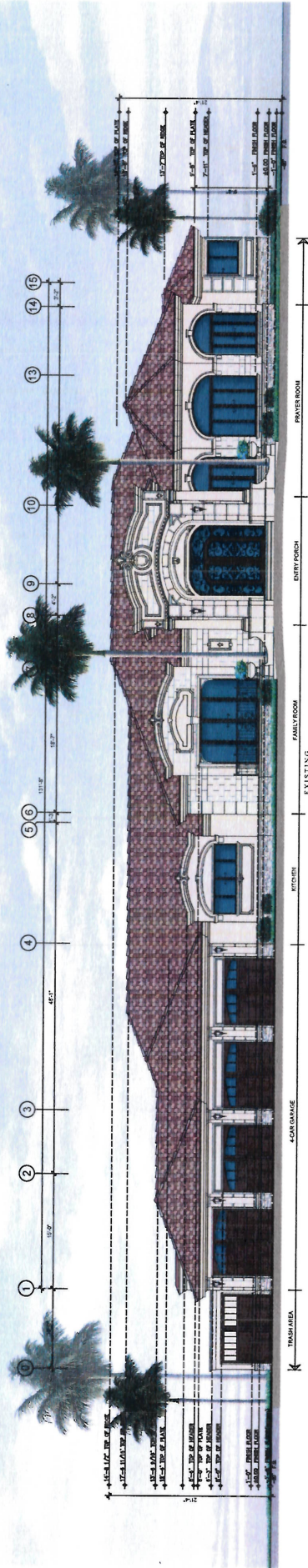
This is the extent of our comments; please contact us if you have questions or need more information.



▫ *This page intentionally blank* ▫

ATTACHMENT E

COLORED ELEVATION AND FINISHES SHEET



PROPOSED EXTERIOR SOUTH (FRONT) ELEVATION

SCALE 3/16" = 1'-0"

1

PROPOSED EXTERIOR EAST (RIGHT) ELEVATION

SCALE 3/16" = 1'-0"

2

# PROPOSED ADDITIONAL & REMODEL 1-STORY SINGLE FAMILY CUSTOM RESIDENCE

FOR: MRS. SARLA GUPTA

213 DEODAR LANE, BRADBURY, CA 91008

ARCHITECTURAL STYLE -  
"MEDITERRANEAN"

PROJ NO A-3-2	PROJ TITLE PROPOSED COLOR EXTERIOR ELEVATIONS	NO 1	DATE 10/20/2019	STATUS CONCEPTUAL PLAN CHECK
REVISION NO 1	REVISION DESCRIPTION 2019-07-27 PROJ TITLE PROPOSED COLOR EXTERIOR ELEVATIONS JOB TITLE SINGLE FAMILY CUSTOM RESIDENCE JOB ADDRESS 213 DEODAR LANE BRADBURY, CA 91008	NO 2	DATE	STATUS

DESIGN CONCEPTS

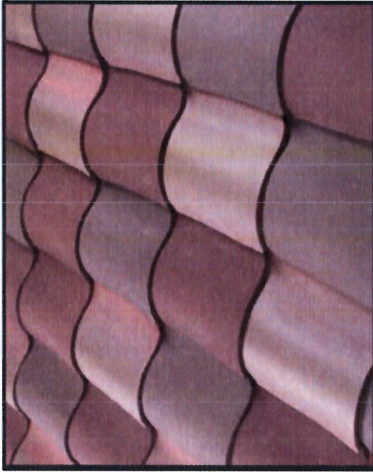
SHIV TALWAR, ARCHITECT AIA

3340 RIVERSIDE DR. #M, CHINO, CA 91710  
TEL: 909-591-3939 Email: dsignconcepts@yahoo.com

THESE DRAWINGS AND ANY INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF SHIV TALWAR ARCHITECT AIA. NO PART OF THESE DRAWINGS OR INFORMATION CONTAINED HEREIN SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF SHIV TALWAR ARCHITECT AIA. ANY VIOLATION OF THIS NOTICE SHALL BE SUBJECT TO LEGAL ACTION.







**ROOF MATERIAL:**

- A** Material - CLASS "A" CLAY ROOF TILE.  
Type - One piece "S" Mission Tile  
Color - B351 "SAN RAMON BLEND"  
Manufacturer: "EAGLE ROOFING".



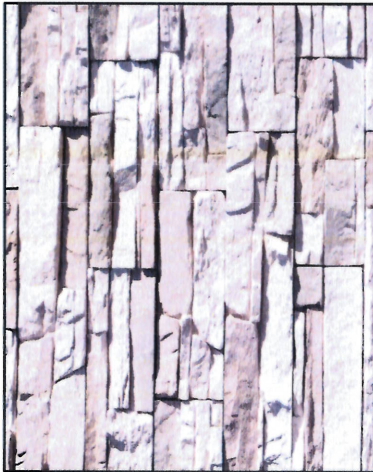
**GENERAL EXTERIOR PLASTER:**

- B** Texture: STUCCO "SANTA BARBARA".  
Color: COLOR - P-174 "DESERT BEIGE", Base 200.  
Manufacturer: "LA HABRA" (MERLEX).



**PRE-FABRICATED DECORATIVE  
MOLDINGS, DETAILS & ELEMENTS:**

- C** Texture: Smooth Trowel, Integral color.  
Color: CREAM WAVE, DE 6198,  
RL#512, LRV 67.  
Manufacturer: "Dunn-Edwards Paints"



**STONE VENEER:**

- D** Type: "STACKED STONE".  
Color: "DAYBREAK".  
Manufacturer: "ELDORADO STONE".



**Exposed Wood Framing,  
Doors & Windows:**

- E** Color: WALNUT.  
Manufacturer: "THERMA-TRU".



**PRE-FABRICATED CUSTOM  
WROUGHT-IRON GUARDRAIL**

- F** Color: "BLACK", DEA002, RL#476.  
Manufacturer: "Dunn-Edwards Paints".

**MATERIALS & COLORS SAMPLE BOARD**

**PROPOSED ADDITIONAL & REMODEL 1-STORY SINGLE FAMILY CUSTOM RESIDENCE**

FOR: MRS. SARLA GUPTA

213 DEODAR LANE, BRADBURY, CA 91008

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF SHIV TALWAR, ARCHITECT AIA. NO PART OF THESE DRAWINGS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF SHIV TALWAR, ARCHITECT AIA. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.



**DESIGN CONCEPTS**  
SHIV TALWAR, ARCHITECT AIA  
3340 RIVERSIDE DR. #M, CHINO, CA 91710  
TEL: 909-691-3939  
Email: designconcepts@yahoo.com

NO.	DATE	ISSUED
1		

DRAWING TITLE	JOB TITLE	JOB ADDRESS	PROJECT NO.	DWG. NO.	REVISION NO.
MATERIALS & COLORS	PROPOSED CUSTOM EDITION & REMODEL FOR MRS SARLA GUPTA	213 DEODAR LANE, BRADBURY, CA - 91008	2019-37	CB-1	

▫ *This page intentionally blank* ▫

ATTACHMENT F

PROPOSED PLANS

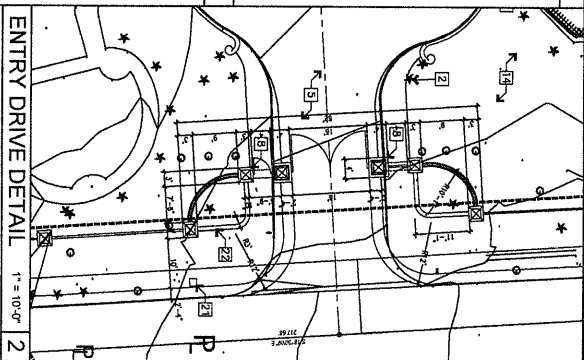




DEVELOPMENT FEATURE	ZONE	PROPOSED	MEETS REQUIREMENTS
LOT AREA	2 ACRES	2.31 AC.	YES
RESIDENTIAL DENSITY	UNIMPLED PARKING ACCESSORY USES	1 UNIMPLED FAMILY	YES
<b>EXISTING BACKGROUND PROPERTY LINE</b>			
FRONT	50 FT	50 FT	YES
SIDE	29 FT	61 FT 4.12 FT	YES
REAR	29 FT	63 FT	YES
REAR YARD	29 FT	29 FT	YES
LOT COVERAGE	-	14.6%	YES
DESIGN PRESERVATION & HISTORIC VALUE	DESIGNED BY ARCHITECT & LANDSCAPE ARCHITECT	DESIGNED BY ARCHITECT & LANDSCAPE ARCHITECT	YES
DESIGNER'S FIRM'S FEES	6 FT VOLUMETRIC	6 FT VOLUMETRIC	YES
PAVING	2-SPACES PA	3-SPACES	YES

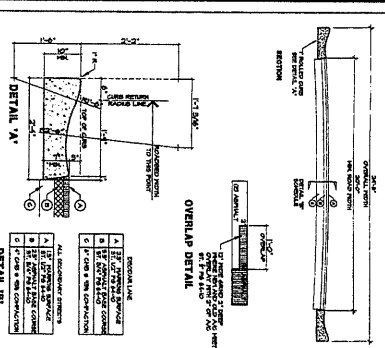
1. SMALL CONTRACTORS SHALL ORIGIN ALL PROCEEDINGS WITH AN APPLICATION TO THE BOARD OF CONTRACT ADMINISTRATION.
2. SUBMITTAL CONTRACTORS SHALL REPLY WITHIN 10 DAYS OF THE DATE OF THE BOARD'S RESPONSE TO THE REQUEST FOR AWARD OR REBID.
3. ALL CONTRACTORS SHALL SUBMIT CONTRACT DOCUMENTS TO THE BOARD OF CONTRACT ADMINISTRATION FOR REVIEW AND APPROVAL.
4. ALL LOW BIDDERS SHALL BE DISQUALIFIED FROM ALL FUTURE BIDDING CONTRACTS.
5. ONLY A LIMITED ELECTRICAL, PLUMBING, AND MECHANICAL CONTRACTORS SHALL BE ALLOWED TO PARTICIPATE IN THE BIDDING PROCESS.
6. CONTRACTORS TO ORIGIN ALL ELECTIONS REPORT MUST TO PROCEEDING WITH AN APPLICATION TO THE BOARD OF CONTRACT ADMINISTRATION.

1. GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY DEMOLITION PERMITS PRIOR TO PROCEEDING WITH ANY DEMOLITION.
2. GENERAL CONTRACTOR SHALL VERIFY WITH OWNER ALL ITEMS THAT NEEDS TO BE SALVAGED.
3. REUSED CONTRACTORS SHALL BEGIN AN ADVANCE OF ANY UTILITY SHUT-OFF AND WHEN NEEDED.
4. GENERAL CONTRACTOR SHALL DISCONNECT ALL UTILITY PER CODE WHERE APPLICABLE.
5. GENERAL CONTRACTOR TO PROVIDE SHORT ALL LOAD BEARING WALLS DURING DEMOLITION.
6. CONTRACTOR UTILITIES/ENGINEER, FLOWING, MATH, AND CALCULATIONS.
7. CONTRACTOR TO OBTAIN ASBESTOS REPORT PRIOR TO PROCEEDING WITH ANY DEMOLITION.



- 1 5'-6" HIGH BLOCK FENCE WALL AT PROPERTY LINE
- 2 EXISTING TREES

3. EXISTING 2" OR HIGHER CONCRETE LAUREL WALL
4. EXISTING 2" OR HIGHER CONCRETE DRIVEWAY
5. EXISTING PAINTER
6. NEW ENTRY GATE & FENCE (UNDER SEPARATE PERMIT)
7. LOCATION OF AC UNIT
8. LOCATION OF LAUREL AND WATER TRENCH
9. LOCATION OF ELECTRICAL METER & PANEL
10. NEW POOL (UNDER SEPARATE PERMIT)
11. EXISTING POOL (UNDER SEPARATE PERMIT)
12. LANDSCAPING (UNDER SEPARATE PERMIT)
13. LANDSCAPING (UNDER SEPARATE PERMIT)
14. UNCONCRETED PATIO, BBQ AREA (UNDER SEPARATE PERMIT)
15. PROPERTY LINE
16. EXISTING DRIVEWAY
17. FRONT SIDE FENCE
18. LOCATION OF EXISTING WASTE TANK (UNDERSEPARATE PERMIT)
19. LOCATION OF TRENCH
20. LOCATION OF NEW STONE WALLBOX
21. LOCATION OF NEW CHAD POWER WALL (UNDERSEPARATE PERMIT)
22. EXISTING PERMIT
23. EXISTING PERMIT
24. EXISTING PERMIT
25. EXISTING PERMIT
26. EXISTING PERMIT
27. EXISTING PERMIT
28. EXISTING PERMIT
29. EXISTING PERMIT
30. EXISTING PERMIT
31. EXISTING PERMIT
32. EXISTING PERMIT
33. EXISTING PERMIT
34. EXISTING PERMIT
35. EXISTING PERMIT
36. EXISTING PERMIT
37. EXISTING PERMIT
38. EXISTING PERMIT
39. EXISTING PERMIT
40. EXISTING PERMIT
41. EXISTING PERMIT
42. EXISTING PERMIT
43. EXISTING PERMIT
44. EXISTING PERMIT
45. EXISTING PERMIT
46. EXISTING PERMIT
47. EXISTING PERMIT
48. EXISTING PERMIT
49. EXISTING PERMIT
50. EXISTING PERMIT
51. EXISTING PERMIT
52. EXISTING PERMIT
53. EXISTING PERMIT
54. EXISTING PERMIT
55. EXISTING PERMIT
56. EXISTING PERMIT
57. EXISTING PERMIT
58. EXISTING PERMIT
59. EXISTING PERMIT
60. EXISTING PERMIT
61. EXISTING PERMIT
62. EXISTING PERMIT
63. EXISTING PERMIT
64. EXISTING PERMIT
65. EXISTING PERMIT
66. EXISTING PERMIT
67. EXISTING PERMIT
68. EXISTING PERMIT
69. EXISTING PERMIT
70. EXISTING PERMIT
71. EXISTING PERMIT
72. EXISTING PERMIT
73. EXISTING PERMIT
74. EXISTING PERMIT
75. EXISTING PERMIT
76. EXISTING PERMIT
77. EXISTING PERMIT
78. EXISTING PERMIT
79. EXISTING PERMIT
80. EXISTING PERMIT
81. EXISTING PERMIT
82. EXISTING PERMIT
83. EXISTING PERMIT
84. EXISTING PERMIT
85. EXISTING PERMIT
86. EXISTING PERMIT
87. EXISTING PERMIT
88. EXISTING PERMIT
89. EXISTING PERMIT
90. EXISTING PERMIT
91. EXISTING PERMIT
92. EXISTING PERMIT
93. EXISTING PERMIT
94. EXISTING PERMIT
95. EXISTING PERMIT
96. EXISTING PERMIT
97. EXISTING PERMIT
98. EXISTING PERMIT
99. EXISTING PERMIT
100. EXISTING PERMIT



SECTION	TYPE 'C' CURB DETAIL PRIVATE STREET PAYING

## ARCHITECT.

**STRUCTURAL  
ENGINEERING.**  
DESIGN CONCEPTS  
SHI TALWAR, AA  
3340 HAVENSIDE DRIVE  
CHINO, CA 91710  
tel. 909-991-5809  
a@practicing@aol.com

**CIVIL ENGINEERING.**  
SAL PATE  
1215 THOMASMORE LANE  
TUSTIN, CA 92780

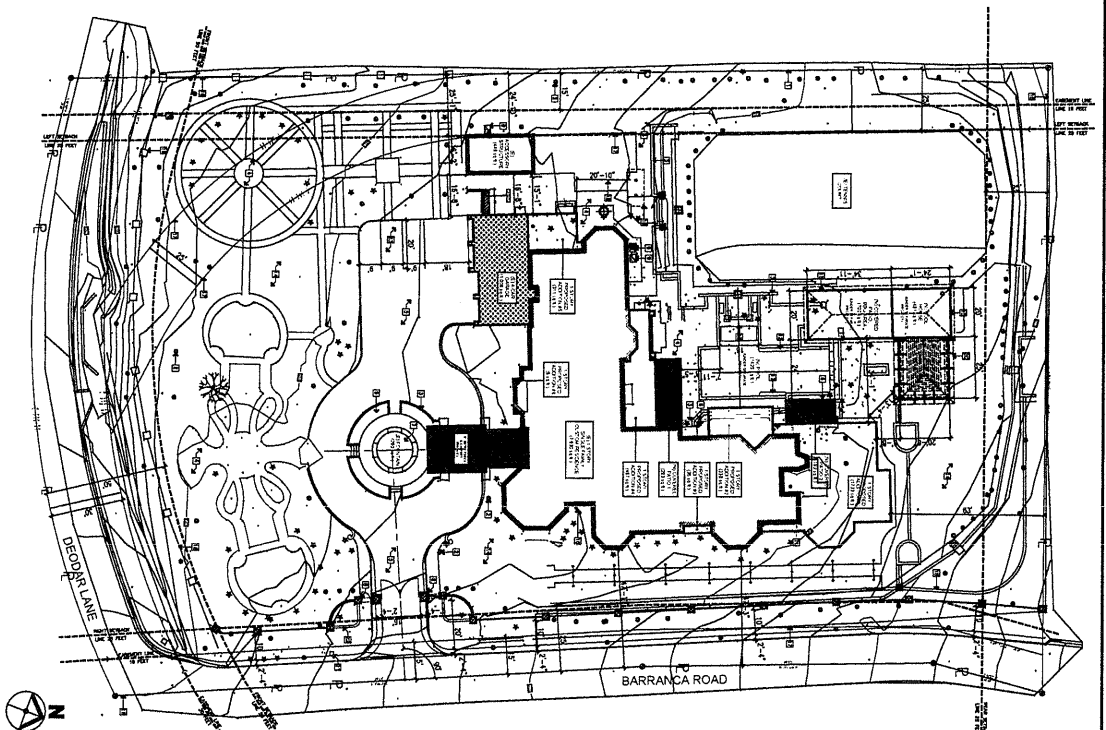
## BOYD SCHNEIDERMAN P.L.S

**MPE**  
DESIGN CONCEPTS  
3171 TAL WAR, AIA  
3342 RIVERSIDE DRIVE  
CHINO, CA 91710  
TEL: 909-591-3939  
designconcepts@yahoo.com





**MRS. SATELA & MR RAJNISH GUPTA**

2175 DELOAR LANE  
BRADBURY, CA 91303  
TEL

---



### SITE PLAN LEGEND

	(E) STORY MAIN RESIDENCE STRUCTURE	<u>  E  </u>	PROPERTY LINE
	(E) STORY ACCESSORY STRUCTURE	<u>  E  </u>	SETBACK LINE
	RESIDENTIAL ZONE HABITABLE AREA	<u>  E  </u>	EXISTING BUILDING FOOTPRINT
	RESIDENTIAL ZONE NON-HABITABLE AREA	<u>  E  </u>	CENTER LINE

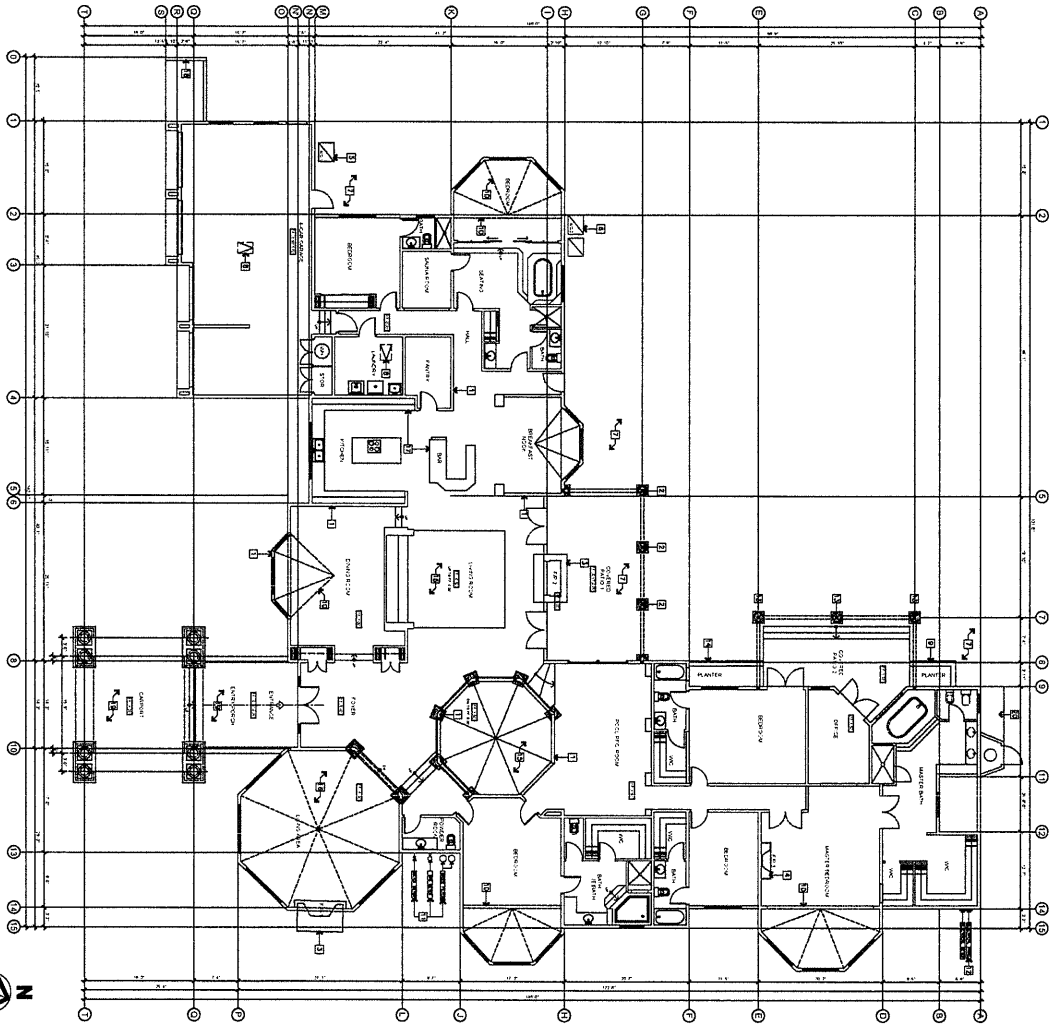
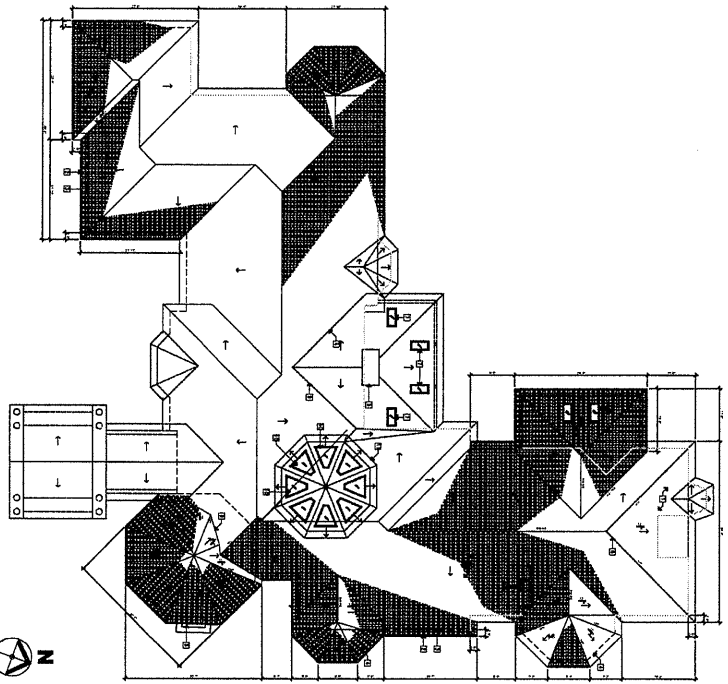
[illegible]

3340 RIVERSIDE DR. #M, CHINO, CA 91710  
TEL: 909-591-3939 Email: dsignconcepts@yahoo.com



THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH THE ARCHITECT. WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.





- | DEMOLITION GENERAL NOTES |  |
|--------------------------|--|
| 1                        | GENERAL CONTRACTOR SHALL OBTAIN DEMOLITION PERMIT PRIOR TO ANY DEMO.   |
| 2                        | GENERAL CONTRACTOR SHALL VERIFY WITH OWNER ALL ITEMS THAT NEED TO BE SAVED OR REUSED.  |
| 3                        | GENERAL CONTRACTOR SHALL USE DUST CONTROL MEASURES DURING DEMOLITION & CONSTRUCTION. VERIFY WITH OWNER.  |
| 4                        | GENERAL CONTRACTOR SHALL INFORM OWNER IN ADVANCE OF ANY SIGNIFICANT USE OF WASTE REMOVAL.  |
| 5                        | ALL GAS LINES AND WATERS SHALL BE REMOVED AND CAPPED, AS APPLICABLE.   |
| 6                        | ALL UTILITIES SHALL BE REMOVED AND CAPPED, AS APPLICABLE.  |
| 7                        | ALL PLUMBING LINES SHALL BE REMOVED ABOVE, BELOW, OR OTHERWISE OUTSIDE OF FLOOR NETWORK, AND COVERED PER CODE.   |
| 8                        | ALL EXISTING FLOOR SLABS AND FLOORS IN CONCRETE SLAB SHALL BE FLEED WITH REINFORCING LEVEL AND SMOOTH WITH ADMIXTURE. MAXIMUM FLOOR FLOOR DRAINS THAT ARE REMOVED.                     |
| 9                        | IF REGULATIONS EXIST WITH RESPECT TO THE REMOVAL OF OR IF MORE OF ASBESTOS CONTAINING MATERIALS, FOR FURTHER INFORMATION, CONTACT THE ENVIRONMENTAL PROTECTION AGENCY AT 415-957-3251. |
| 10                       | PROVIDE SENSITIVE SHORING AT REMOVAL OF LOAD BEARING PARTITIONS. VERIFY A FIELD.   |

- [illegible]

DRAWING NO. <b>A-10</b>	DATE <b>2019-37</b>	REVISION NO.	DRAWING TITLE	NO.	DATE	ISSUED	CONCEPTUAL PLAN CHECK	<h1>DESIGN CONCEPTS</h1> <h2>SHIV TALWAR, ARCHITECT AIA</h2> <p>3340 RIVERSIDE DR. #M, CHINO, CA 91710 TEL: 909-591-3939      Email: <a href="mailto:dsignconcepts@yahoo.com">dsignconcepts@yahoo.com</a></p>		<p>THESE DRAWINGS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT SHALL HAVE NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE DRAWINGS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR THE COMPLETION OF THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE COMPLETION OF THE PROJECT.</p>
			EXISTING & DEMOLISH FIRST FLOOR PLAN, ROOF PLAN  JOB TITLE: RESIDENCE, EDITOR & REMODEL 1-STORY SINGLE FAMILY CUSTOM RESIDENCE FOR MRS SARLA GUPTA  JOB ADDRESS: 213 DEODAR LANE BRADSBURY, CA - 91308	1	10/05/2020					

□ FLOOR PLANS ADDITIONAL LEGEND

MAIN STRUCTURE



EXISTING RESIDENTIAL HABITABLE AREA  
FA=7,890 SQ. FT.



EXISTING RESIDENTIAL NON-HABITABLE AREA  
MUST TO BE SAVE (4-CAR GARAGE)  
FA=1,006 SQ. FT.



RESIDENTIAL ADDITION HABITABLE AREA  
FLOOR ADDITION  
- 2,823 SQ. FT.



RESIDENTIAL ADDITION NON-HABITABLE AREA  
FIRST FLOOR ADDITION  
(N) COVERED PATIO 1  
(N) COVERED PATIO 2  
(N) COVERED ENTRY PORCH  
& CARPORT  
- 283 SQ. FT.  
- 193 SQ. FT.  
- 690 SQ. FT.  
TOTAL: 1,166 SQ. FT.



EXISTING RESIDENTIAL COVERED PATIO  
MUST TO BE DEMOLISH  
FA=450 SQ. FT.



EXISTING RESIDENTIAL COVERED PATIO 2 AREA HAVE  
FA=388 SQ. FT.



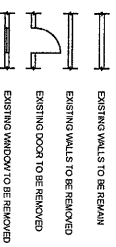
ADDITION COVERED TRASH AREA  
(SEE SITE AREA CALCULATION)  
FA=241 SQ. FT.



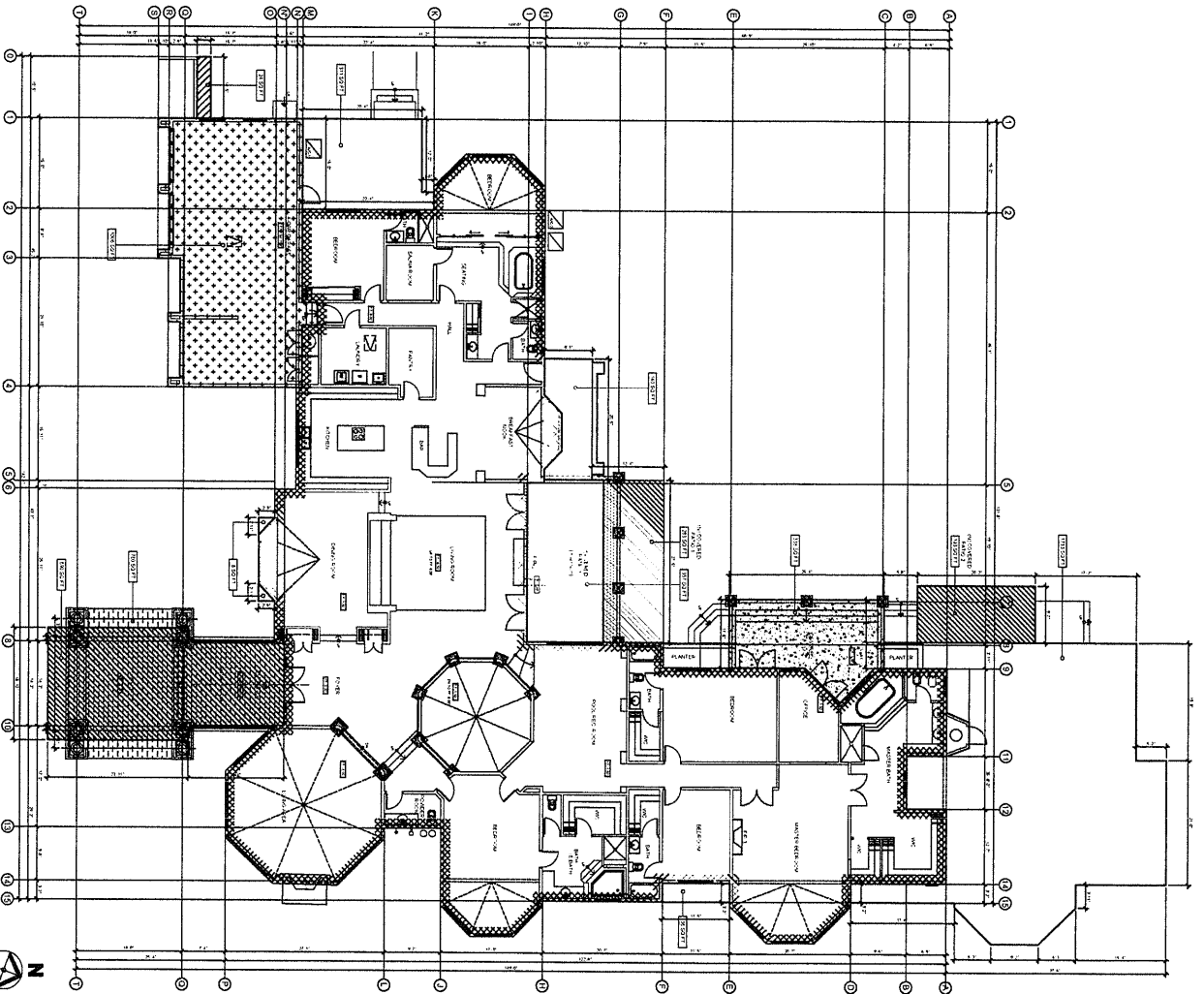
EXISTING RESIDENTIAL ENTRY PORCH HAVE TO BE DEMOLISH  
FA=710 SQ. FT.

RESIDENTIAL HABITABLE AREA  
10,913 SQ. FT.  
RESIDENTIAL NON-HABITABLE AREA  
1,006 SQ. FT.  
COVERED PATIOS & CARPORT  
1,166 SQ. FT.  
TOTAL RESIDENTIAL AREA  
11,919 SQ. FT.

□ WALL LEGEND



(E) EXISTING  
(N) NEW  
(R) DEMOLISH  
(R) REMOVAL



SCHEMATIC RESIDENTIAL FLOOR PLAN ADDITION

SCALE 1/8" = 1'-0"

A-1.1

DRAWING TITLE  
SCHEMATIC RESIDENTIAL FLOOR PLAN  
ADDITION  
JOB TITLE  
PROPOSED EDITION & REMODEL 1-STORY  
SINGLE FAMILY CUSTOM RESIDENCE  
FOR MRS SARLA GUPTA  
JOB ADDRESS  
212 REDBANK LANE  
BRADBURY, CA 91308

NO.	DATE	ISSUED
1	10/05/2020	CONCEPTUAL PLAN CHECK

DESIGN CONCEPTS  
SHIV TALWAR, ARCHITECT AIA

3340 RIVERSIDE DR. #M, CHINO, CA 91710  
TEL: 909-591-3939 Email: dsignconcepts@yahoo.com



THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK WITHOUT THE ARCHITECT'S WRITTEN PERMISSION. THE ARCHITECT'S PREFERENCE OVER SCALED DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

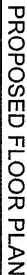
[illegible]

SCALE 3/16" = 1'-0"	2
---------------------	---

NOTE: FLOOR PLAN GENERAL NOTES SEE SHEET A-2.1

- | EXISTING WALLS<br>TO BE REMAIN   | MINOR DOOR<br>TO BE BUILT   | EXISTING WINDOW<br>TO BE REMOVED                          | DOOR<br>TYPE<br>(X)   |
|--|---|---|-----------------------|
| EXISTING WALLS<br>TO BE DEMOLISH <td>EXISTING DOOR<br/>TO BE BUILT <td>NEW WALLS<br/>TO BE BUILT <td>WINDOW<br/>TYPE<br/>(X)</td> </td></td> | EXISTING DOOR<br>TO BE BUILT <td>NEW WALLS<br/>TO BE BUILT <td>WINDOW<br/>TYPE<br/>(X)</td> </td> | NEW WALLS<br>TO BE BUILT <td>WINDOW<br/>TYPE<br/>(X)</td> | WINDOW<br>TYPE<br>(X) |
| EXISTING DOOR<br>TO BE REMOVED <td>EXISTING WINDOW<br/>TO BE REMOVED <td></td> <td></td> </td>   | EXISTING WINDOW<br>TO BE REMOVED <td></td> <td></td>  |   |                       |
| DEMOLISH   | REDOOR  | EXISTING  | NEW                   |

## MAIN STRUCTURE (CUSTOM RESIDENCE)



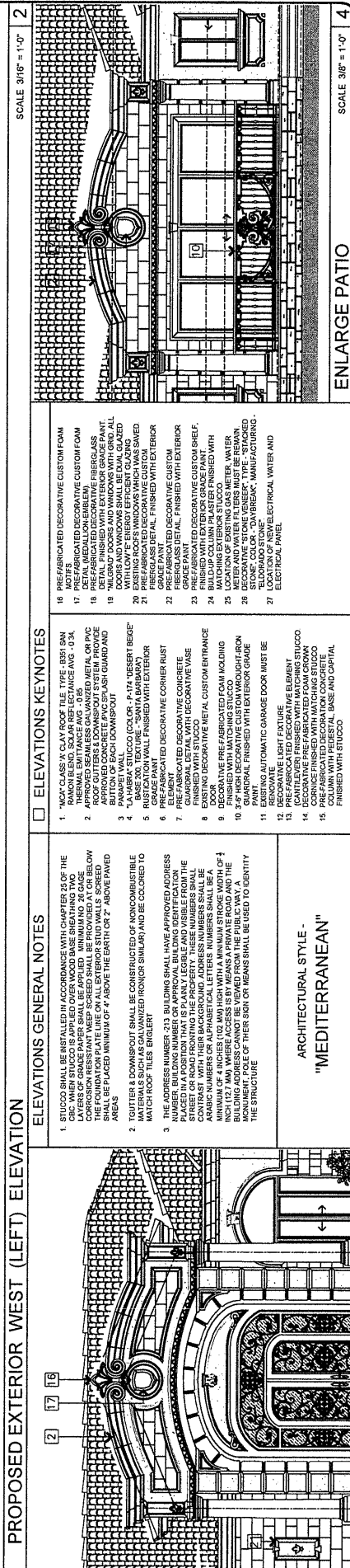
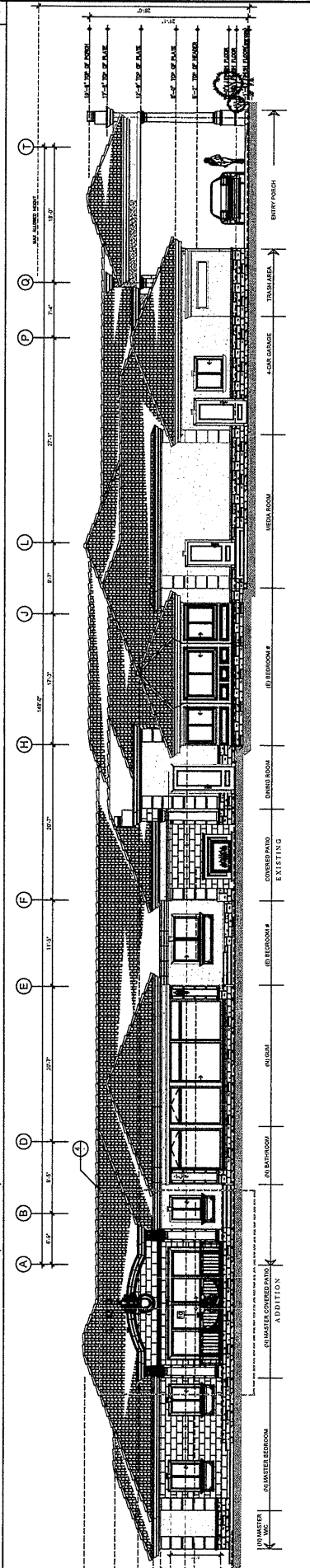
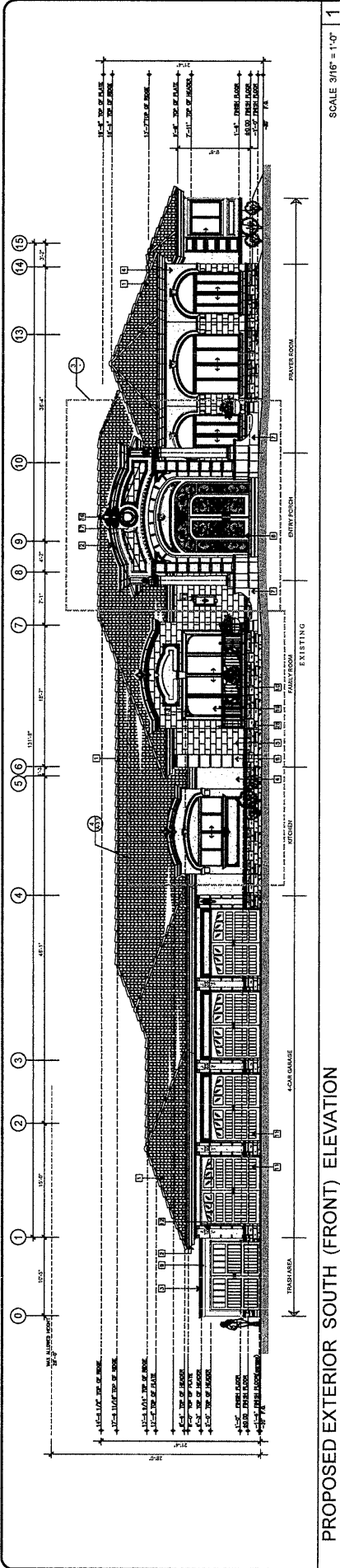
SCALE 1/8" = 1'-0"

[illegible]

3340 RIVERSIDE DR. #M, CHINO, CA 91710  
TEL: 909-591-3939 Email: dsignconcepts@yahoo.com



THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH THE ARCHITECT. WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF THE ARCHITECT PRIOR TO THE



SCALE 3/8" = 1'-0"

**3**

DRAWING NO.	DRAWING TITLE	NO.	DATE	REVISION
A-3.0	PROPOSED EXTERIOR SOUTH (FRONT)			
	EXISTING EXTERIOR SOUTH (FRONT)	1	10/05/2020	
	PROPOSED EXTERIOR SOUTH (FRONT)	2		
REVISION NO.	2019-37 PROPOSED EXTERIOR SOUTH (FRONT) FOR MRS. SUELA GUPTA 3011 BROADWAY AVE. BRIGHTON, CA 90408			
JOB NO.	1			

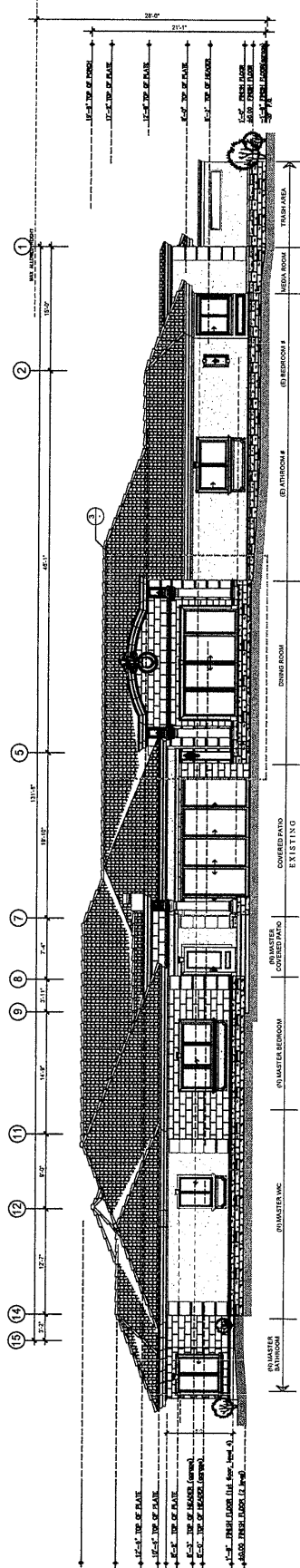
**DESIGN CONCEPTS**

**SHIV TALWAR, ARCHITECT AIA**

3340 RIVERSIDE DR. #M, CHINO, CA 91710

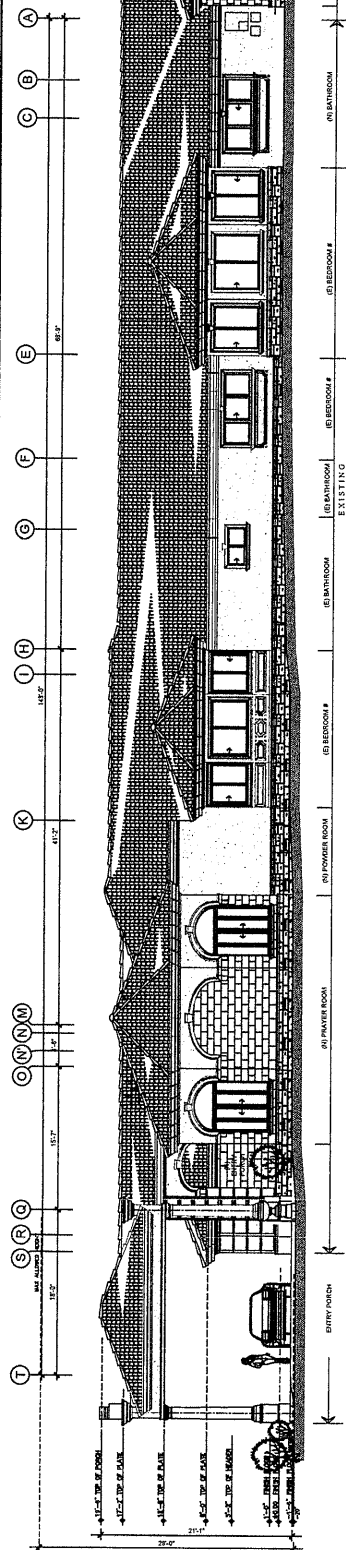
TEL: 909-591-3939 Email: designconcepts@yahoo.com

THIS DOCUMENT IS THE PROPERTY OF DESIGN CONCEPTS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF DESIGN CONCEPTS, INC. THE DESIGNER'S LIABILITY FOR THE COMPLETION OF THIS WORK IS LIMITED TO THE SCOPE OF THE AGREEMENT.



**PROPOSED EXTERIOR NORTH (REAR) ELEVATION**

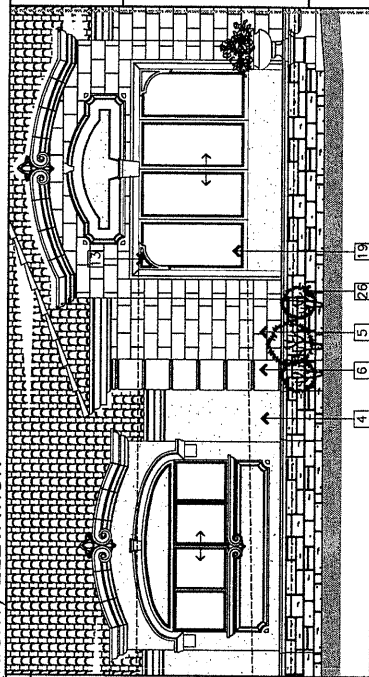
SCALE 3/16" = 1'-0"	1
---------------------	---



PROPOSED EXTERIOR EAST (RIGHT) ELEVATION

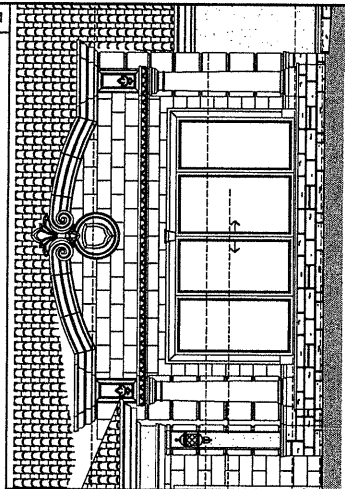
SCALE 3/16" = 1'-0"

NOTES:  
1. ELEVATIONS KEYNOTES SEE SHEET A-3.0.  
2. ELEVATIONS GENERAL NOTES SEE SHEET A-3.0.



**ENLARGED DETAIL**

SCALE 3/8" = 1'-0"	4
--------------------	---






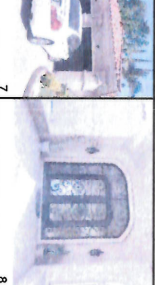
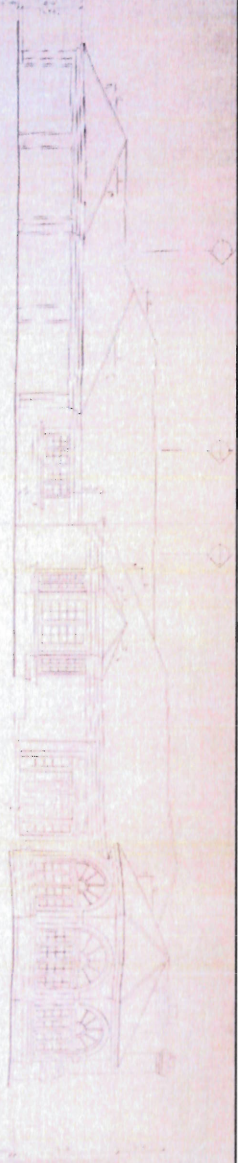



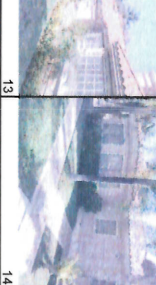
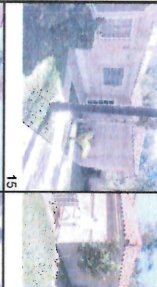

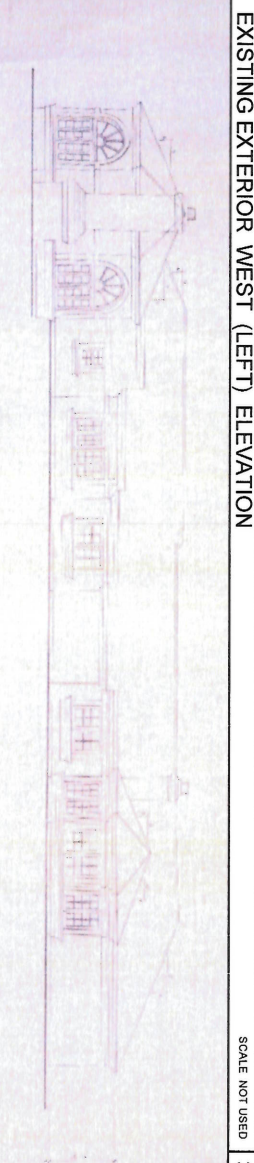
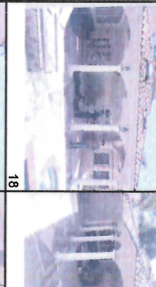





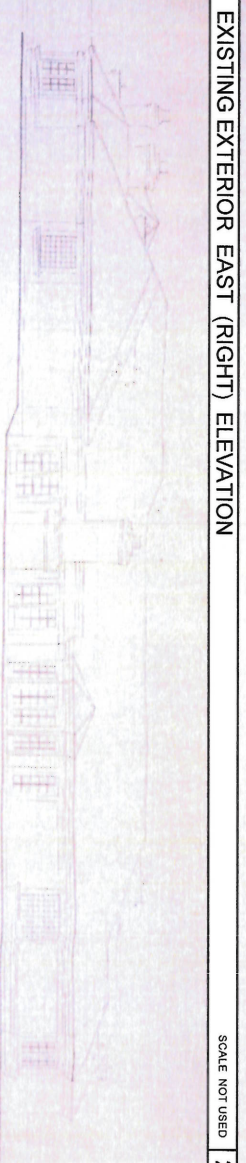






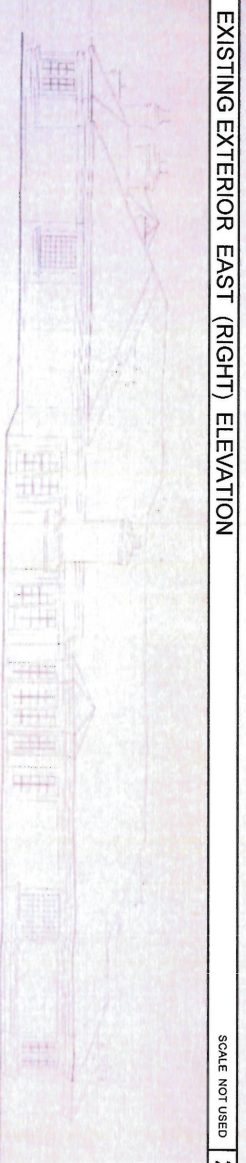





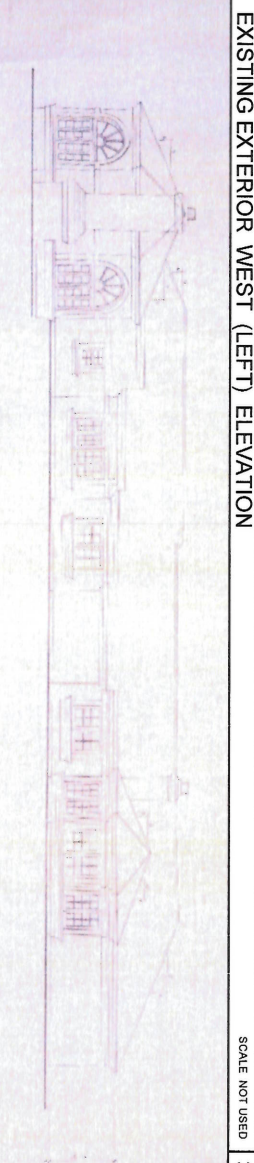


**ENLARGED DETAIL**

SCALE 3/8" = 1'-0"

[illegible]



MAIN STRUCTURE PHOTOS						MAIN STRUCTURE EXTERIOR ELEVATIONS				
										
1	2	3	4	5	6					
										
7	8	9	10	11	12					
										
13	14	15	16	17	18					
										
19	20	21	22	23	24					
ACCESSORY'S PHOTOS					EXISTING EXTERIOR SOUTH (FRONT) ELEVATION					
										
1	2	3	4	5	6					
EXISTING EXTERIOR NORTH (REAR) ELEVATION					EXISTING EXTERIOR EAST (RIGHT) ELEVATION					
SCALE NOT USED					SCALE NOT USED					
1					2					
3					3					
4					4					
5					5					

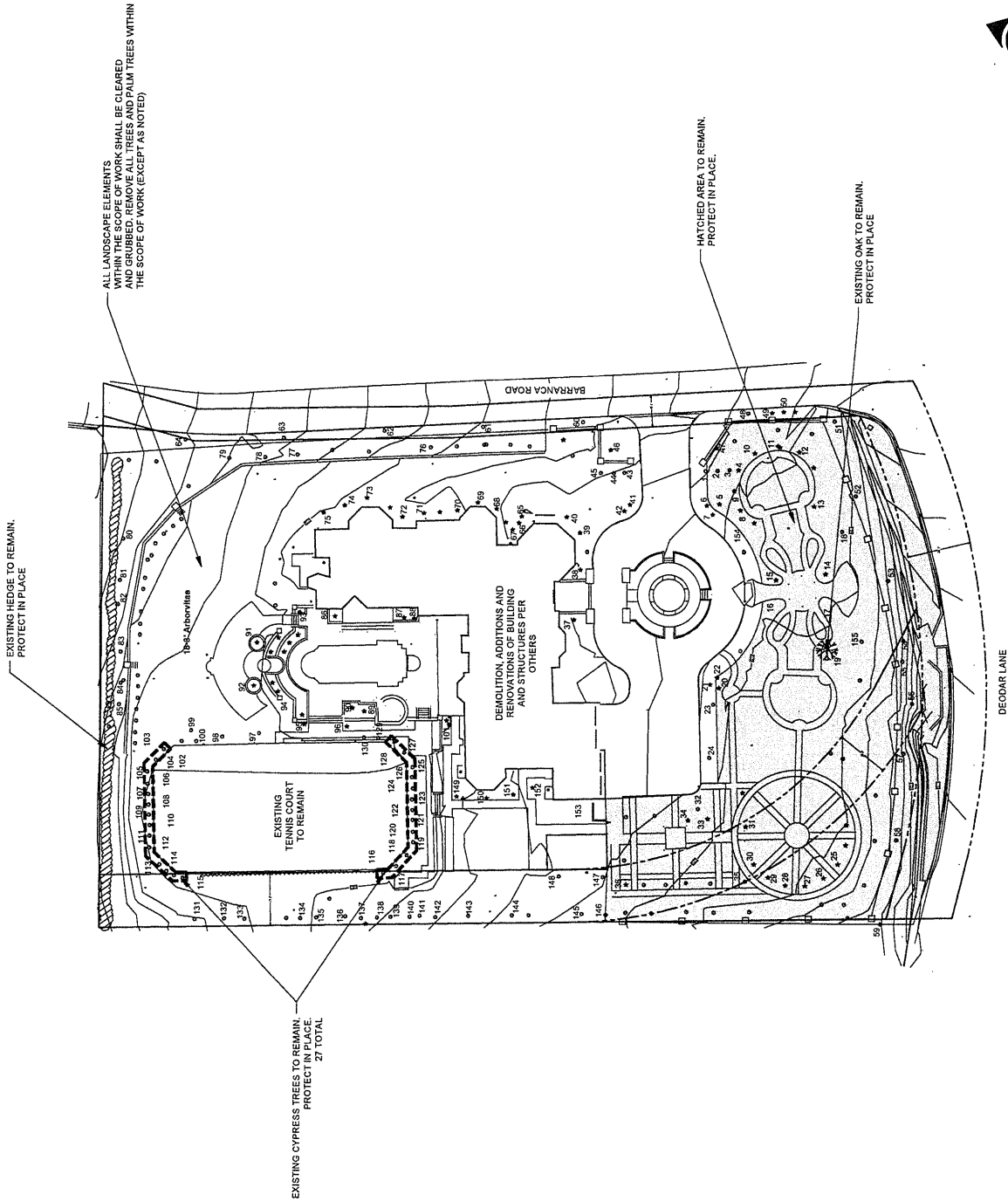
NOTE THE DATE OF PHOTOS 07/15/2003

NOTE THE DATE OF PHOTOS 07/15/2020

DWS NO <b>A-4.0</b>	REVISION NO 2019-37	DRAWING TITLE EXISTING EXTERIOR ELEVATIONS		NO 1	DATE 10/05/2020	ISSUED CONCEPTUAL PLAN CHECK
		JOB TITLE PROPOSED EDITION & REMODEL 1-STORY SINGLE FAMILY CUSTOM RESIDENCE FOR MRS SARLA GUPTA				
JOB ADDRESS 713 BUCKLE LANE BRADBURY, CA 91308		DESIGN CONCEPTS SHIV TALWAR, ARCHITECT AIA 3340 RIVERSIDE DR. #M, CHINO, CA 91710 TEL: 909-591-3939 Email: dsignconcepts@yahoo.com				



THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH THE ARCHITECT. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.



213 DEODAR LANE BRADBURY, CA

PREPARED FOR:  
RAJ AND DEEPIKA GUPTA

October 22nd, 2020

EXISTING LANDSCAPE CONDITIONS

323 NORTH RUSH STREET  
ANAHEIM, CA 92805  
PH: (657) 217-6169



SCALE: 1" = 20'-0"

SHEET L1





NOTE:  
SEE SHEET L4 FOR PROPOSED  
PLANTING PALETTES AND PRELIMINARY  
WATER USE CALCULATIONS

SHEET L2

SCALE: 1/8"=1'-0"



323 NORTH RUSH STREET  
ANAHEIM, CA 92805  
PH: (657) 217-6169

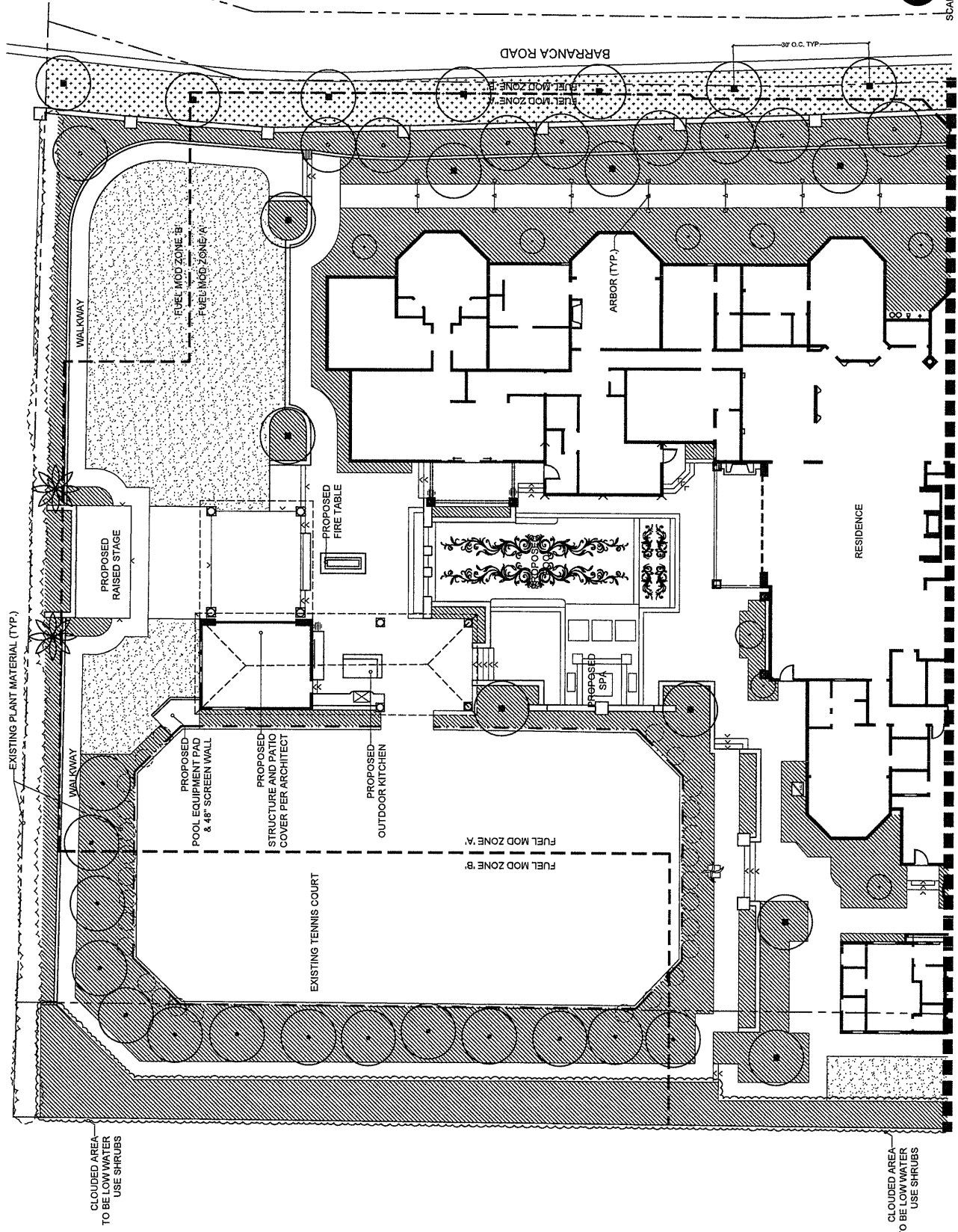
PRELIMINARY LANDSCAPE SITE PLAN

January 7th, 2021

MATCHLINE - SEE SHEET L3

213 DEODAR LANE BRADBURY, CA

PREPARED FOR:  
RAJ AND DEEPIKA GUPTA





MATCHLINE - SEE SHEET L2

NOTE: SEE SHEET L4 FOR PROPOSED  
PLANTING PALETTES AND PRELIMINARY  
WATER USE CALCULATIONS

CLOUDED AREA  
TO BE LOW WATER  
USE SHRUBS

RESIDENCE

PROPOSED  
PEDESTRIAN GATE

PROPOSED  
DOUBLE VEHICULAR GATE

BARRANCA ROAD

EXISTING PLANT MATERIAL (TYP.)

30' O.C. TYP.

FUEL MOD ZONE 'B'

FUEL MOD ZONE 'C'

FUEL MOD ZONE 'A'

FUEL MOD ZONE 'B'

EXISTING FOUNTAIN

EXISTING CURB

PROPOSED  
ROLLED CURB

SHEET L3

SCALE: 1/8"=1'-0"



DEODAR LANE

213 DEODAR LANE BRADBURY, CA

PREPARED FOR:  
RAJ AND DEEPIKA GUPTA

PRELIMINARY LANDSCAPE SITE PLAN

January 7th, 2021

323 NORTH RUSH STREET  
ANAHEIM, CA 92805  
PH: (657) 217-6169

SITIO

LANDSCAPE  
ARCHITECTURE

PROPOSED TREES PALETTE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	ARBUTUS UNEDO	STRAWBERRY TREE	24" BOX	LOW
	CERCIDIUM FLORIDUM	BLUE PALO VERDE	36" BOX	LOW
	OLEA EUROPAEA (MULTI, FRUITLESS)	FRUITLESS OLIVE	36" & 48" BOX	LOW
	CHAMAEROPS HUMILIS (MULTI)	MEDITERRANEAN FAN PALM	24" BOX	MED
	METROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS TREE	36" BOX	MED
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	36" BOX	MED
	PLUMERIA RUBRA 'MELE MATSON'	MELE MATSON PLUMERIA	36" BOX	MED
	CITRUS DWARF IMPROVED MEYER'	DWARF IMPROVED MEYER LEMON	24" BOX	MED
	CITRUS DWARF VALENCIA	DWARF VALENCIA ORANGE	24" BOX	MED
	CITRUS PARADISI 'REDBLUSH'	REDBLUSH GRAPEFRUIT	24" BOX	MED
	CITRUS RETICULATA 'DANCY'	DANCY TANGERINE	24" BOX	MED
	CITRUS SINENSIS 'DWARF CAMPBELL'	DWARF CAMPBELL VALENCIA ORANGE	24" BOX	MED
	CITRUS SINENSIS 'WASHINGTON'	WASHINGTON NAVEL ORANGE	24" BOX	MED
	ACER PALMATUM ATROPURPUREUM	RED JAPANESE MAPLE	24" BOX	HIGH
	PHOENIX DACTYLIFERA	DATE PALM	12"-14" B.T.	LOW

PROPOSED SHRUB PALETTE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	AEONIUM CANARIENSIS	GIANT VELVET ROSE	1 GAL	LOW
	AEONIUM 'KIVI'	KIVI AEONIUM	1 GAL	LOW
	AGAVE ATTENUATA	AGAVE	1 GAL	LOW
	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	5 GAL	LOW
	ANIGOZANTHOS KANGA RED	KANGA RED KANGAROO PAW	1 GAL	LOW
	AUCUBA JAPONICA 'VARIEGATA'	GUINEA GOLD PLANT	5 GAL	MED
	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY JAPANESE BARBERRY	5 GAL	MED
	BUXUS MICROPHYLLA 'JAPONICA GREEN BEAUTY'	GREEN BEAUTY BOXWOOD	1 GAL	MED
	CALLISTEMON VIMINALIS 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH	5 GAL	MED
	CUPHEA HYSSOPIFOLIA	FALSE HEATHER	1 GAL	MED
	DIETS IRIDIOIDES	FORTNIGHT LILY	5 GAL	MED
	ECHEVERIA IMBRICATA	BLUE ROSE ECHEVRIA	5 GAL	MED
	EUCALYPTUS MICROPHYLLA 'VARIEGATUS'	VAR. BOX-LEAF EUCALYPTUS	1 GAL	MED
	FATISIA JAPONICA	JAPANESE ARLALIA	5 GAL	MED
	GARDENIA JASMINOIDES 'MYSTERY'	MYSTERY GARDENIA	5 GAL	MED
	GARDENIA JASMINOIDES 'VEITCHII'	VEITCHII GARDENIA	5 GAL	MED
	HEMEROCALLIS 'YELLOW' (DWARF, EVERGREEN)	'YELLOW DAY LILY'	1 GAL	MED
	HESPERALOE PARVIFLORA	RED YUCCA	1 GAL	LOW
	LAVANDULA DENTATA 'CANDICANS'	FRENCH GRAY LAVENDER	1 GAL	LOW
	LAVANDULA STOECHAS	SPANISH LAVENDER	1 GAL	LOW
	LAURUS NOBILIS	SWEET BAY	24" BOX	LOW
	LIGUSTRUM 'TEXANUM'	TEXAS PRIVET	5 GAL	MED
	LIRIOPE MUSCARI	BIG BLUE LILY TURF	1 GAL	MED
	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	1 GAL	MED
	MYRTUS COMMUNIS 'COMPACTA'	COMPACT MYRTLE	1 GAL	MED
	NANDINA DOMESTICA 'HARBOR DWARF'	HARBOR DWARF HEAV. BAMBOO	5 GAL	MED
	PHILOM FRUTICOSA	JERUSALEM SAGE	1 GAL	LOW
	PHOENIX ROEBELENI	PIGMY DATE PALM	25 GAL	MED
	PHOENIX TENAX 'MAORI QUEEN'	MAORI QUEEN NEW ZEALAND FLAX	5 GAL	MED
	PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	WHEELER'S DWARF TOBIRA	5 GAL	MED
	PRUNUS CAROLINIANA 'COMPACTA'	COMPACT LAUREL CHERRY	15 GAL	MED
	RAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDA HAWTHORN	5 GAL	MED
	ROSA FLORIBUNDA 'ICEBERG'	ICEBERG ROSE	5 GAL	MED
	ROSA FLOWER CARPET 'RED'	RED FLOWER CARPET ROSE	1 GAL	MED
	SALVIA GREGGII	AUTUMN SAGE	1 GAL	LOW
	STRELITZIA NICOLIA	GIANT BIRD OF PARADISE	24" BOX	MED
	STRELITZIA REGINAE	BIRD OF PARADISE	5 GAL	MED
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	LOW

213 DEODAR LANE BRADBURY, CA

PREPARED FOR:  
RAJ AND DEEPIKA GUPTA

PROPOSED PLANT PALETTES & PRELIMINARY WATER USE CALCULATIONS

January 7th, 2021

323 NORTH RUSH STREET  
ANAHEIM, CA 92805  
PH: (657) 217-6169



SHEET L4

PROPOSED GROUNDCOVERS PALETTE:

SYMBOL	BOTANICAL NAME	SIZE/SPACING	WUCOLS
	ACHILLEA TOMENTOSA	1 GALLON CONTAINERS @ 12" O.C.	MED
	AJUGA REPTANS 'BRONZE BEAUTY'	4" QUARTS @ 12" O.C.	MED
	CERASTIUM TOMENTOSUM	1 GALLON CONTAINERS @ 12" O.C.	MED
	MYOSORUM PARVIFOLIUM	ROOTED CUTTINGS @ 18" O.C.	LOW
	PACHYSANDRA TERMINALIS	ROOTED CUTTINGS @ 12" O.C.	MED
	SCAEVOLA MAUVE CLUSTERS	ROOTED CUTTINGS @ 14" O.C.	MED
	SENECIO MANDRALISCAE	ROOTED CUTTINGS @ 24" O.C.	LOW
	VERBENA HYBRIDA 'HOMESTEAD'	ROOTED CUTTINGS @ 14" O.C.	LOW
	TIFWAY 19 HYBRID BERMUDA (SEE CUT SHEET ON THIS SHEET)	SOD	LOW
	ARTIFICIAL TURF		
	EXISTING PLANTING AND IRRIGATION TO REMAIN, NOT A PART.		

PROPOSED LOW WATER USAGE SOD:

**TIFWAY 419**

As a warm season grass, Tifway 419 is a hybrid bermuda grass that is highly drought tolerant and has a low water requirement. It is a good choice for low water usage areas.

**SOIL REQUIREMENTS**

Tifway 419 is a hybrid bermuda grass that is highly drought tolerant and has a low water requirement. It is a good choice for low water usage areas.

**MAINTENANCE**

Tifway 419 is a hybrid bermuda grass that is highly drought tolerant and has a low water requirement. It is a good choice for low water usage areas.

PRELIMINARY WATER USE CALCULATIONS:

**WATER EFFICIENT LANDSCAPE WORKSHEET**

AREAS (SQUARE FOOTAGE)

LANDSCAPE AREA: 17,723 SF

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

MAWA = EIR \* 0.62 \* (ETAP \* LA) \* (0.45 \* SLA)

MAWA = 513 \* 0.62 \* (0.65 \* 17,723) \* (0.45 \* 0)

MAWA = 31,034 Gallons Per Year

where:

MAWA = Maximum Applied Water Allowance (gallons per year)

EIR = Estimated Irrigation Requirement (gallons per square foot)

ETAP = ET Adjustment Factor (0.65)

LA = Landscape Area (square feet)

SLA = Special Landscape Area (square feet)

**ESTIMATED TOTAL WATER USE (ETWU) CALCULATION**

HYDROZONE	TYPE	PLANT	AREA (SF)	ETWU (GAL)
SHRUBS	MED	10,800	5,400	
	LOW	2,500	1,250	
	HIGH	1,500	750	
TREES	MED	162	81	
	LOW	300	150	
	HIGH	100	50	
TOTALS		17,723	7,633	

ETWU for hydrozone shrubs, trees, and turf will be calculated using the equation:

ETWU = EIR \* 0.62 \* (ETAP \* LA) \* (E \* SLA)

ETWU = 513 \* 0.62 \* (0.65 \* 17,723) \* (0.45 \* 0)

ETWU = 31,034 Gallons Per Year

where:

ETWU = Estimated Total Water Use (gallons per year)

EIR = Estimated Irrigation Requirement (gallons per square foot)

ETAP = ET Adjustment Factor (0.65)

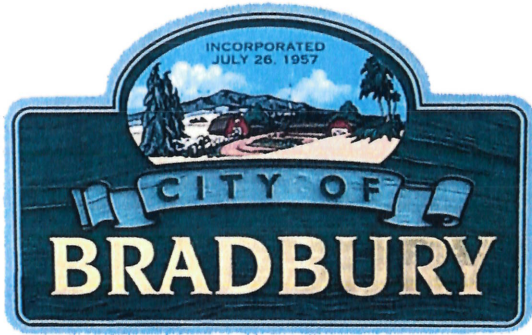
LA = Landscape Area (square feet)

SLA = Special Landscape Area (square feet)

E = Evapotranspiration coefficient (0.45)

▫ *This page intentionally blank* ▫





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

## **City of Bradbury Planning Commission Agenda Report**

**TO:** Honorable Chairperson and Commission Members

**FROM:** Jim Kasama, City Planner

**DATE:** January 27, 2021

**SUBJECT:** DRAFT ORDINANCE FOR ACCESSORY DWELLING UNITS (ADUs)  
JUNIOR ACCESSORY DWELLING UNITS (JADUs) AND ACCESSORY  
LIVING QUARTERS (ALQs)

### **PLANNING COMMISSION RESOLUTION NO. PC 21-294**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH THE FINDINGS OF FACT AND DECISION WITH AN EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF AN ORDINANCE AMENDING THE DEVELOPMENT PROVISIONS OF THE BRADBURY MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS (ADUs) AND JUNIOR ACCESSORY DWELLING UNITS (JADUs) IN ACCORDANCE WITH STATE LAW AND PROVISIONS RELATED TO ACCESSORY LIVING QUARTERS (ALQs)**

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

---

#### **BACKGROUND**

During 2019, the State legislature adopted several housing-related bills, including legislation that mandated the allowing of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs). The State-mandated provisions were to take effect January 1, 2020, unless a local ordinance was in effect before that date. The City Attorney drafted Urgency Ordinance No. 368, which the City Council adopted at the December 17, 2019 regular meeting. As an Urgency Ordinance, it took effect immediately, but is

required to be replaced by a regular ordinance that is reviewed and adopted through the public hearing processes of the Planning Commission and City Council. A replacement ordinance was drafted and reviewed by the Planning Commission at the regular meeting on May 27, 2020, and the Planning Commission adopted Resolution No. PC 20-289 to recommend approval of the proposed ordinance.

The replacement ordinance was considered by the City Council at the regular meeting on June 16, 2020. However, rather than introduce the ordinance, the City Council scheduled a study session to discuss safety concerns, and the replacement ordinance has been significantly revised. Therefore, the revised draft ordinance must be re-evaluated by the Planning Commission at a public hearing for a recommendation to the City Council. The attached Resolution No. PC 21-294 (Attachment A) has been drafted to provide an affirmative recommendation to the City Council.

The City Council met in study session on July 13, 2020, August 10, 2020, October 7, 2020, and December 9, 2020, and discussed the draft ordinance and safety issues related to wildfires and evacuations. The City Council reviewed the Los Angeles County Fire Department's Fire Hazard Severity Zone Maps for the City of Bradbury (Attachment E) and several State reports. The City Council then directed staff to have a fire expert prepare a report on fire safety issues related to Accessory Dwelling Units (ADUs) to see if there should be adjustments of the State-mandated ADU provisions.

Staff contacted the Dudek consulting firm and discussed the City Council's concerns. Two issues that were raised were how minimal setbacks (i.e., 4-foot side & rear yards) for ADUs could facilitate the spreading of a wildfire and how very narrow streets (i.e., less than 20 feet of roadway) in certain areas of the City would impinge on evacuations and access by the Fire Department – see the maps in Attachment D. The City Council directed staff to have Dudek prepare a report (Attachment C) and it was presented to the City Council on December 9, 2020, along with the revised draft ordinance (Attachment B). The City Council concluded the study session and directed staff to proceed with the processing of the ordinance.

## **DISCUSSION**

The most significant revisions to the replacement ordinance address the permitted locations and development standards for ADUs. The revised draft ordinance prohibits ADUs per the State's provisions in the Fire Hazard Severity Zone, which applies to most of the City – see Attachment E, and prohibits all Secondary Living Quarters on lots that can only be accessed from very narrow streets – see Attachment D. For the Fire Hazard Severity Zone, however, the revisions provide for a Fire Zone ADU, which is an ADU per the State legislation, except that it must comply with the City's setback requirements and is required to be equipped with fire sprinklers.

State legislation mandates the approval and ministerial processing of ADUs of up to 1,000 square feet. The replacement ordinance accommodates this for the areas not in the Fire Hazard Severity Zone, and not required to be accessed by very narrow streets. However, the City's regulations prior to Urgency Ordinance No. 368, allowed for guest houses of up

to 1,200 square feet in the R-20,000 zone. Therefore, the revised ordinance allows for Enhanced ADUs, which are to be over 1,000 square feet and up to 1,200 square feet for the R-20,000 zone. An Enhanced ADU is subject to all the City's development standards and review processes. A chart of the various types and sizes of Secondary Living Quarters allowed in the different zones is provided on page 7 of the ordinance.

### **ENVIRONMENTAL REVIEW**

It is recommended that the draft ordinance and Resolution No. PC 21-294 are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15282(h) which provides a statutory exemption for the adoption of an ordinance regarding accessory dwelling units per the provisions of Sections 65852.1 and 65852.2 of the Government Code. As the standards of Government Code Section 65852.22 relating to junior accessory dwelling units are incorporated in Government Code Section 65852.2, this exemption covers junior accessory dwelling units as well. Regardless of whether the City adopts the ordinance, accessory dwelling units and junior accessory dwelling units must be allowed in the City in accordance with the standards set forth in State Statute. Therefore, the ordinance is categorically exempt under the commonsense exemption of CEQA Guidelines Section 15061(b)(3) which provides that CEQA does not apply where it can be seen with certainty that the project will not cause any impacts. Additionally, the Sections that were added in Article IV of Chapter 85 of the ordinance are the same provisions that were previously in the Code but were repealed by the Urgency Ordinance.

### **PLANNING COMMISSION ACTION**

The Planning Commission is to open the public hearing and request the public's testimony on the proposed ordinance. Following the testimony, the Commission has the following choice of actions:

**Option 1.** Close the public hearing and state that the findings can be made for the Commission to recommend approval of the draft ordinance with an exemption under the California Environmental Quality Act (CEQA) and approve a motion to adopt Resolution No. PC 21-294 as presented or as modified by the Commission.

**Option 2.** Close the public hearing and state that findings can be made for the Commission to recommend approval of the draft ordinance with changes and with an exemption under CEQA and approve a motion to adopt Resolution No. PC 21-294 with revisions that reflect the Commission's recommended changes to the ordinance.

**Option 3.** Close the public hearing and state the Commission's disapproval of the draft ordinance and the reasons for the disapproval and approve a motion to adopt Resolution No. 21-294 with revisions that reflect the Commission's decision to recommend disapproval of the ordinance.



## **RECOMMENDATION**

Option 1 is recommended: That the Planning Commission close the public hearing and state that the findings can be made for the Commission to recommend approval of the draft ordinance with an exemption under CEQA and approve a motion to adopt Resolution No. 21-294 as presented.

## **ATTACHMENTS**

- A) Resolution No. PC 21-294
- B) Revised Draft Ordinance
- C) Dudek Memorandum
- D) Maps of Very Narrow Streets
- E) Fire Hazard Severity Zone Maps

## ATTACHMENT A

### *PLANNING COMMISSION RESOLUTION NO. PC 21-294*

*A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH THE FINDINGS OF FACT AND A DECISION WITH AN EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF AN ORDINANCE AMENDING THE DEVELOPMENT PROVISIONS OF THE BRADBURY MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS (ADUs) AND JUNIOR ACCESSORY DWELLING UNITS (JADUs) IN ACCORDANCE WITH STATE LAW AND PROVISIONS RELATED TO ACCESSORY LIVING QUARTERS (ALQs)*

**PLANNING COMMISSION RESOLUTION NO. PC 21-294**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH THE FINDINGS OF FACT AND A DECISION WITH AN EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF AN ORDINANCE AMENDING THE DEVELOPMENT PROVISIONS OF THE BRADBURY MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS (ADUs) AND JUNIOR ACCESSORY DWELLING UNITS (JADUs) IN ACCORDANCE WITH STATE LAW AND PROVISIONS RELATED TO ACCESSORY LIVING QUARTERS (ALQs)**

**WHEREAS**, the State legislature adopted numerous housing bills in 2019, including provisions that mandated the allowing of accessory dwelling units and junior accessory dwelling units, and that went into effect on January 1, 2020; and

**WHEREAS**, the City of Bradbury adopted Urgency Ordinance No. 368 at the regular City Council meeting on December 17, 2019 to enact local regulations for accessory dwelling units and junior accessory dwelling units; and

**WHEREAS**, an urgency ordinance is to be replaced with an ordinance that is adopted after having been considered at public hearings before the Planning Commission and City Council; and

**WHEREAS**, the Municipal Code of the City of Bradbury provides that the Planning Commission shall make recommendations to the City Council regarding amendments to the Development Code.

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

**SECTION A.** The Planning Commission declares that a public hearing was held at the regular meeting of January 27, 2021, in accordance with the provisions of the Bradbury Municipal Code relative to this matter.

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

**SECTION C.** The Planning Commission finds and declares that there is consistency between the General Plan and the Development Code Amendments proposed by the draft ordinance.

**SECTION D.** The Planning Commission hereby recommends to the City Council that the City Council proceed with approval and adoption of the ordinance to amend the zoning provisions of the Bradbury Municipal Code relating to accessory dwelling units

and junior accessory dwelling units in accordance with State law and provisions related to accessory living quarters.

**SECTION E.** The Planning Commission finds and declares that the proposed Development Code Amendments are exempt under the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15282(h) that provides a statutory exemption for the adoption of an ordinance regarding accessory dwelling units and junior accessory dwelling units per the provisions of Sections 65852.1 and 65852.2 of the Government Code, and CEQA Guidelines Section 15061(b)(3) that provides that CEQA does not apply where it can be seen with certainty that the project will not cause any impacts, and that the provisions for accessory living quarters are to replace provisions that were previously in the Code but were repealed by the Urgency Ordinance.

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

PASSED, APPROVED AND ADOPTED this 27th day of January 2021.

---

Chairperson

ATTEST:

---

City Clerk

I, Claudia Saldana, City Clerk, hereby certify that the foregoing Resolution No. PC 21-294 was duly adopted by the Planning Commission of the City of Bradbury, California, at a regular meeting held on the 27th day of January 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

▫ *This page intentionally blank* ▫