

A G E N D A
**PLANNING COMMISSION
OF THE CITY OF BRADBURY**
REGULAR MEETING
Wednesday, July 27, 2022 – 7:00 P.M.
BRADBURY CIVIC CENTER
600 Winston Avenue, Bradbury, CA 91008

Pursuant to California Government Code Section 54953(e)(1), the City is allowing Planning Commissioners, staff, and the public to participate in this Planning Commission Meeting by means of a Zoom video or telephone call. You will be able to hear the entire proceedings (other than a Closed Session) and to speak during Public Comment, Public Hearings, and other authorized times. Members of the public must maintain silence and mute their microphones and telephones except during those times. The Zoom Meeting information is: <https://us02web.zoom.us/j/82830984551>. One tap mobile is +16699009128,,82830984551# or dial +1 669 900 9128 and enter the Meeting ID: 828 3098 4551# or find your local number at <https://us02web.zoom.us/j/82830984551>.

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

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

1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE**
2. **ROLL CALL** Chairperson: Chelsea Hunt
Vice-Chairperson: Darlene Kuba
Commissioners: Frank Hernandez, Robert Jones, and Bill Novodor
3. **SUPPLEMENTAL INFORMATION FROM STAFF REGARDING AGENDA ITEMS**
4. **AGENDA APPROVAL** Chairperson to approve the agenda as presented or as modified.
5. **MINUTES** A. Approve the minutes for the Special Meeting of May 23, 2022.
B. Approve the minutes for the Regular Meeting of May 25, 2022.
C. Approve the minutes for the Regular Meeting of June 22, 2022.
6. **FAIR POLITICAL PRACTICES ACT** In compliance with the California State Fair Political Practices Act, each Planning Commissioner has the responsibility of disclosing any direct or indirect potential for a personal financial impact that could result from participation in the decision-making process of development applications.
RECOMMENDATION: Receive and file the report as presented or as modified.
7. **PUBLIC COMMENT** Anyone wishing to address the Planning Commission on any matter that is not on this agenda for a public hearing may do so at this time. Please state your name and address clearly for the record and limit your remarks to five minutes.

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

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

8. PUBLIC HEARINGS

A. 1388 SHARON HILL LANE – PLANNING COMMISSION RESOLUTION NO. PC 22-306

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 RENEW THE CONDITIONAL APPROVAL OF ARCHITECTURAL REVIEW NO. AR 14-009 (PLANNING COMMISSION RESOLUTION NO. 14-237) FOR A 242 SQUARE-FOOT BATHROOM AND SAUNA ADDITION, 924 SQUARE-FOOT CABAÑA WITH FIREPLACE AND BARBECUE, AND A 177 SQUARE-FOOT GAZEBO AT 1388 SHARON HILL LANE

B. 1456 LEMON AVENUE – PLANNING COMMISSION RESOLUTION NO. PC 22-307

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 22-006 TO EXPAND THE EXISTING 660 SQUARE-FOOT, THREE-CAR GARAGE TO A 1,188 SQUARE-FOOT, FOUR-CAR GARAGE WITH VARIANCE NO. V 22-002 TO MAINTAIN THE EXISTING 28'-6" EAST SIDE SETBACK ALONG THE PRIVATE DRIVEWAY IN LIEU OF THE 50-FOOT REQUIREMENT AT 1456 LEMON AVENUE

9. ITEMS FROM STAFF AND COMMISSIONERS

A. Development Project Status Report

B. Upcoming agenda items and other matters

10. ADJOURNMENT

The Planning Commission will adjourn this regular meeting to the regular meeting of **Wednesday, August 24, 2022.**

"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, July 22, 2022."



**Claudia Saldana, City Clerk
City of Bradbury**

**MINUTES OF A SPECIAL MEETING OF THE PLANNING COMMISSION
OF THE CITY OF BRADBURY, HELD ON MAY 23, 2022 AT 7:00 PM
IN THE BRADBURY CIVIC CENTER**

Executive Order N-25-20: *Pursuant to California Government Code Section 54953(e)(1), the City of Bradbury is allowing Planning Commissioners, Staff and the public to participate in this meeting by means of a Zoom video or telephone call. Participants will be able to hear the entire proceedings and be able 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 special meeting of the Planning Commission of the City of Bradbury was called to order by Chairman Jones at 7:00 p.m. followed by the Pledge of Allegiance.

Roll Call: PRESENT: Chairman Jones, Vice-Chairperson Hunt, Commissioners Kuba, Novodor and Hernandez
ABSENT: None
STAFF: Assistant City Attorney Kranitz, City Planner Kasama, and Management Analyst Musa

Supplemental Information: None

Approval of Agenda: Commissioner Kuba moved to approve the agenda as presented. 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:

Draft Ordinance and Resolution No. PC-22-304: Citywide

Motion: Commissioner Kuba made a motion to order the Fair Political Practices Report for the May 23, 2022 Planning Commission meeting received and filed. Commissioner Novodor seconded the motion which carried.

Public Comment: None

Public Hearing: A DRAFT ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRADBURY, CALIFORNIA, AMENDING VARIOUS PROVISIONS OF TITLE IX (DEVELOPMENT CODE) OF THE BRADBURY MUNICIPAL CODE RELATING TO SENATE BILL 9 AND SECONDARY LIVING QUARTERS

RESOLUTION NO. PC 22-304: 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 VARIOUS PROVISIONS OF TITLE IX (DEVELOPMENT CODE) OF THE BRADBURY MUNICIPAL CODE RELATING TO SENATE BILL 9 AND SECONDARY LIVING QUARTERS

City Planner's Report: City Planner Kasama stated that on September 16, 2021 Governor Newsom signed Senate Bill 9 (SB 9) and it took effect on January 1, 2022. To have SB 9 developments comply with local standards, the City Council adopted Urgency Ordinance No. 380 at the December 21, 2021 regular meeting. As an urgency Ordinance, it was adopted without public hearings and it is to be replaced by a regular ordinance that is reviewed through public hearings by the Planning Commission and City Council.

The Planning Commission is to provide to the City Council its recommendations on the replacement ordinance. The City Council will then hold a public hearing before introducing the ordinance for adoption.

Draft Ordinance: The draft ordinance is based on the City Council's direction, but is subject to Planning Commission input. In addition to implementing SB 9, the ordinance makes other changes to the Development Code necessitated by recent changes to housing law, including the requirement that cities only impose objective standards on certain accessory housing developments.

Environmental Review: The proposed ordinance is not a project under the California Environmental Quality Act (CEQA) as stipulated in Senate Bill 9. Provisions of the ordinance amending other aspects of the Development Code are for clarification and consistency purposes and are exempt pursuant to the common sense exemption set forth in CEQA Guidelines Section 15061(b)(3).

Recommendation: It is recommended that the Planning Commission open a public hearing and solicit testimony on the proposed ordinance. After the testimony, the Commission is to close the public hearing and determine if the findings can be made to recommend approval of the proposed ordinance. The Commission's comments and specific recommendations will be transmitted to the City Council with Resolution No. 22-304.

Public Hearing Open: Chairman Jones declared the public hearing open and asked those speaking in favor or opposition to come forward and be heard.

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

Discussion: Commissioner Novodor inquired if SB 9 applies to accessory living quarters in the Very High Fire Hazard Severity Zone, a delineated earthquake fault zone and/or special flood hazard area. Acting City Attorney Kranitz replied yes, as long as cities have adopted a fire hazard mitigation plan in respect to the Very High Fire Hazard Severity Zone.

Commissioner Novodor inquired if SB 9 affects the proposed Chadwick Ranch Development. No, it does not.

Commissioner Novodor asked if the City can charge a fee for recording an urban lot split. City Planner Kasama replied no, recording fees are paid to the LA County Registrar-Recorder/County Clerk, not the City.

Chairman Jones inquired if two SRO units are allowed in one structure. The answer is yes.

Chairman Jones also inquired about the urban lot split ratio ("Urban Lot Split" means a lot split of a single-family residential lot into two parcels, or any unit created). City Planner Kasama stated that the ratio is 40/60.

**Motion to Adopt
Resolution No.
PC 22-304:**

Commissioner Kuba made a motion to adopt Resolution No. 22-304:

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 VARIOUS PROVISIONS OF TITLE IX (DEVELOPMENT CODE) OF THE BRADBURY MUNICIPAL CODE RELATING TO SENATE BILL 9 AND SECONDARY LIVING QUARTERS

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

Approved:

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

NOES: None

The motion passed by a 5:0 vote

Adjournment:

At 7:19 pm Chairman Jones adjourned the meeting to Wednesday, May 25, 2022 at 7:00 p.m.

Robert Jones – Chairman

ATTEST:

Sophia Musa – Deputy City Clerk

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF BRADBURY, HELD ON MAY 25, 2022 AT 7:00 PM
IN THE BRADBURY CIVIC CENTER**

Executive Order N-25-20: *Pursuant to California Government Code Section 54953(e)(1), the City of Bradbury is allowing Planning Commissioners, Staff and the public to participate in this meeting by means of a Zoom video or telephone call. Participants will be able to hear the entire proceedings and be able 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 Jones at 7:00 p.m. Commissioner Hernandez led the Pledge of Allegiance.

Roll Call: PRESENT: Chairman Jones, Vice-Chairperson Hunt, Commissioners Kuba and Hernandez
ABSENT: Commissioner Novodor
STAFF: City Planner Kasama and Management Analyst Musa

Commissioner Novodor Excused: Commissioner Kuba made a motion to excuse Commissioner Novodor from the meeting. Chairman Jones seconded the motion which carried.

Supplemental Information: City Planner Kasama stated that the applicant has submitted revised landscape plans that respond the Bradbury Estates' conditions for the project at 506 Deodar Lane and 393 Old Ranch Road.

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

Approval of Minutes: Commissioner Kuba moved to approve the minutes of the April 27, 2022 Planning Commission Meeting as presented. Chairman Jones 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 that could result from participation in the decision-making process concerning development applications:

Public Hearing 506 Deodar Lane and 393 Old Ranch Road – Resolution No. PC 22-305:
Commissioners residing within 500 feet of 506 Deodar Lane and 393 Old Ranch Road: *None*

Motion: Commissioner Kuba made a motion to order the Fair Political Practices Report for the May 25, 2022 Planning Commission meeting received and filed. Chairman Jones seconded the motion which carried.

Public Comment: None

**Public Hearing for
506 Deodar Lane and
393 Old Ranch Road:**

RESOLUTION NO. PC 22-305: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH THE FINDINGS OF FACT AND A DECISION WITH A CATEGORICAL EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) TO CONDITIONALLY APPROVE ARCHITECTURAL REVIEW NO. AR 22-005 FOR MODIFICATIONS TO THE PLANS APPROVED BY PLANNING COMMISSION RESOLUTIONS PC 13-227, PC 18-276 AND PC 19-286, FOR THE NEW RESIDENCE AND ACCESSORY STRUCTURES TO BE ONE-STORY WITH A BASEMENT WITH A TOTAL OF 42,123 SQUARE FEET, AND TO ADD THE ADJACENT PARCEL TO THE PROJECT FOR A NEW TENNIS COURT, PITCH-AND-PUTT AREA, SECONDARY ENTRY GATE AND DRIVEWAY, AND DECORATIVE GARDENS AT 506 DEODAR LANE AND 393 OLD RANCH ROAD

City Planner's Report:

City Planner Kasama stated that the new residence under construction at 506 Deodar Lane (formerly 399 Old Ranch Road) was initially approved by the Planning Commission on October 23, 2013 (Resolution No. PC 13-227). The Commission approved a first set of modifications to the plans on June 2, 2018 (Resolution No. PC 18-276) and a second set of modifications was approved on October 23, 2019 (Resolution No. PC 19-286). A third modification to the plans has been submitted to redesign the new residence as a one-story house and redesign the basement and accessory structures. This modification also adds the adjacent lot at 393 Old Ranch Road to the project for a new tennis court, pitch-and-putt area, additional entry gate and driveway, and extensive gardens. The proposed modifications maintain the architecturally distinctive design and effective utilization of the properties and satisfies the required architectural review findings.

Architectural Review:

The proposed/modified new residence is a quality design that is architecturally coherent and consistent with newer residences in that area and situated to be sufficiently distant from surrounding developments so as to not impose on the neighbors or their privacy. The design will not interfere with any important views of the neighboring properties or of the ridgelines and hills above and below the site.

Zoning:

506 Deodar Lane and 393 Old Ranch Road are regular-shaped lots zoned A-5 and located in the Bradbury Estates.

HOA Approval:

The modifications have been conditionally approved by the Bradbury Estates Homeowners Association and Community Services District at their meetings on May 16, 2022.

Landscaping:

The proposed project is on properties that were previously graded and used for agricultural activities. The proposed landscape plans have been reviewed by the City's Landscape Architect and are required to be in conformance with the City's water efficiency requirements. A current arborist report is to be required and the arborists findings and recommendations are to be complied with to the satisfaction of the City's Landscape Architect, including tree protection during construction. Detailed landscaping and irrigation plans are to be provided for plan check and conditions of approval are included in the resolution to ensure compliance with these requirements.

Environmental Review:	It is recommended that the project and modifications be determined to qualify as Categorical Exempt under the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303(a) of the CEQA Guidelines for the construction of a new single-family residence and accessory structures in an urbanized area.
Recommendation:	It is recommended that the Planning Commission open a public hearing and solicit testimony, close the public hearing, and determine that the findings can be made for conditional approval of the proposed project and modifications and that they are Categorical Exempt under CEQA and approve a motion to adopt Resolution No. PC 22-305 as presented.
Public Hearing Open:	Chairman Jones declared the public hearing open and asked those speaking in favor or opposition to come forward and be heard.
Public Testimony:	<p>Maria Contreras with Schmidt Architects presented the project and stated that the overall footprint is about the same. The second floor has been eliminated. A wine cellar and a basement gym have been added. The 2-car garage is slightly larger and a 700 square foot guest suite with a kitchenette was added. The re-designed home is still connected to the guest house and pool house by the roof. The pool is in approximately the same location. The main entry has been relocated.</p> <p>Ms. Abe, the landscape architect for the project, described the design for 393 Old Ranch Road, and the changes made to the design for 506 Deodar Lane. The changes are to better comply with the water efficiency requirements.</p>
Public Hearing Closed:	There being no further public testimony, Chairman Jones declared the public hearing closed.
Discussion:	<p>Vice-Chairperson Hunt asked a question regarding the guest suite.</p> <p>Chairman Jones had a question regarding the 7-foot wall height.</p> <p>Commissioner Hernandez stated that the HOA would like to see the existing trees that will remain trimmed within the next 60 days. The HOA is worried that there are too many entries.</p> <p>City Planner Kasama reported that the guest suite will have a kitchenette, the 7-foot wall height is required by the Bradbury Estates, and that the north gate at 393 Old Ranch Road is to be eliminated.</p>
Motion to Adopt Resolution No. PC 22-305:	<p>Commissioner Kuba made a motion to adopt Resolution No. 22-305 with an additional condition to trim the existing trees that will remain.</p> <p>A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH THE FINDINGS OF FACT AND A DECISION WITH A CATEGORICAL EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) TO CONDITIONALLY APPROVE ARCHITECTURAL REVIEW NO. AR 22-005 FOR MODIFICATIONS TO THE PLANS APPROVED BY PLANNING COMMISSION RESOLUTIONS PC 13-227, PC 18-276 AND PC 19-286, FOR THE NEW RESIDENCE AND ACCESSORY STRUCTURES TO BE ONE-STORY WITH A BASEMENT WITH A TOTAL OF 42,123 SQUARE FEET, AND TO ADD THE ADJACENT PARCEL TO THE PROJECT FOR A NEW TENNIS COURT, PITCH-AND-PUTT AREA, SECONDARY ENTRY GATES AND DRIVEWAY, AND DECORATIVE GARDENS AT 506 DEODAR LANE AND 393 OLD RANCH ROAD</p>

Vice-Chairperson Hunt seconded the motion, which was carried by the following roll call vote:

Approved:

AYES: Chairman Jones, Vice-Chairperson Hunt,
Commissioners Kuba and Hernandez

NOES: None

ABSENT: Commissioner Novodor

The motion passed by a 4:0 vote

Items from Staff:

City Planner Kasama presented the Development Project Status Report for May 2022. The Planning Commission had no questions regarding the Status Report.

**Items from
Commissioners:**

None

**Future Agenda Items
and Other Matters:**

City Planner Kasama stated that the Planning Commission will reorganize at the June meeting.

Adjournment:

At 7:28 pm Chairman Jones adjourned the meeting to Wednesday, June 22, 2022 at 7:00 p.m.

Robert Jones – Chairman

ATTEST:

Sophia Musa – Deputy City Clerk

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF BRADBURY, HELD ON JUNE 22, 2022 AT 7:00 PM
IN THE BRADBURY CIVIC CENTER**

Executive Order N-25-20: *Pursuant to California Government Code Section 54953(e)(1), the City of Bradbury is allowing Planning Commissioners, Staff and the public to participate in this meeting by means of a Zoom video or telephone call. Participants will be able to hear the entire proceedings and be able 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 Vice-Chairperson Hunt at 7:00 p.m. followed by the Pledge of Allegiance.

Roll Call: PRESENT: Vice-Chairperson Hunt, Commissioners Kuba (remote), Novodor and Hernandez (remote)
ABSENT: Chairman Jones
STAFF: City Manager Kearney, City Planner Kasama, City Clerk Saldana and Management Analyst Musa

Chairman Jones Excused: Commissioner Kuba made a motion to excuse Chairman Jones from the meeting. Commissioner Novodor seconded the motion which carried.

Planning Commission Reorganization: The Planning Commission shall select its Chairperson and Vice-Chairperson at its first regular meeting in the month of June of each year from its appointed members for a term of one year. The Planning Commission Vice-Chair shall become the Chair, and because all other Commission Members have served as Chair, the member whose service as Chair was least recent shall be Vice-Chair.

City Planner Kasama stated that Vice-Chairperson Hunt is in line to be the next Chairperson and Commissioner Kuba the next Vice-Chair.

Motion to Appoint Chairperson and Vice-Chair: Commissioner Kuba made a motion to appoint Vice-Chair Chelsea Hunt as Chairperson and Commissioner Darlene Kuba as Vice-Chair. Commissioner Novodor seconded the motion, which carried unanimously.

New Roll Call: Chairperson Hunt, Vice-Chairperson Kuba, Commissioner Novodor, Hernandez and Jones (not present)

Supplemental Information: City Planner Kasama stated that there was one supplemental item pertaining to Ordinance No. 383 (three minor changes proposed by Mayor Lathrop).

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

Public Comment: None

Ordinance No. 383 - Revisions: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRADBURY, CALIFORNIA, AMENDING VARIOUS PROVISIONS OF TITLE IX (DEVELOPMENT CODE) OF THE BRADBURY MUNICIPAL CODE RELATING TO SENATE BILL 9 AND SECONDARY LIVING QUARTERS

City Planner's Report: At the Special Planning Commission Meeting on May 23, 2022 the Planning Commission reviewed a draft of Ordinance No. 383. The Planning Commission adopted Resolution No. PC 22-304 to recommend to the City Council approval of such ordinance.

Background: At the June 21, 2002 City Council meeting, Ordinance No. 383 was presented for introduction. However, after the May 23, 2022 Planning Commission meeting, the ordinance was revised based on input received on the City's draft Housing Element. The revisions delete the occupancy limits on SRO units and guest houses. In accordance with the Bradbury Municipal Code, the City Council referred the revised Ordinance No. 383 back to the Planning Commission for review and recommendation of the revisions.

Environmental Review: Ordinance No. 383 is exempt from CEQA. Provisions relating to Senate Bill 9 are not a project under the California Environmental Quality Act (CEQA) as stipulated in the bill itself. Provisions of the ordinance amending other aspects of the Development Code are for clarification and consistency purposes and are exempt pursuant to the common sense exemption set forth in CEQA Guidelines Section 15061(b)(3). The revisions to Ordinance No. 383 are exempt.

Findings: Ordinance No. 383 complies with the provisions of Senate Bill 9, and those provisions of the ordinance relating to other aspects of the Development Code are consistent with the General Plan, as are the revisions.

Recommendation: It is recommended that the Planning Commission provide its recommendation to the City Council on the revised ordinance. The City Council will then continue the public hearing initiated at the June 21, 2022 meeting to introduce Ordinance No. 383.

Discussion: At the request of Vice-Chairperson Kuba City Planner Kasama went over the revisions and three changes proposed by Mayor Lathrop on pages 8, 22, and 27.

Motion to Recommend that the City Council approve Ordinance No. 383 as revised: Commissioner Novodor made a motion to recommend that the City Council approve Ordinance No. 383 as revised: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRADBURY, CALIFORNIA, AMENDING VARIOUS PROVISIONS OF TITLE IX (DEVELOPMENT CODE) OF THE BRADBURY MUNICIPAL CODE RELATING TO SENATE BILL 9 AND SECONDARY LIVING QUARTERS. Vice-Chairperson Kuba seconded the motion, which was carried by the following roll call vote:

Approved: AYES: Chairperson Hunt, Vice-Chairperson Kuba, Commissioners Novodor and Hernandez

NOES: None

ABSENT: Commissioner Jones

The motion passed by a 4:0 vote

Items from Staff:

City Planner Kasama presented the Development Project Status Report for June 2022. The Planning Commission had no questions regarding the Status Report.

City Manager Kearney stated that Bradbury Night Out has been scheduled for Thursday, July 28, 2022 from 6-8 p.m. There will be free food, ice cream and a balloon artist. The Wildlife Learning Center (Sylmar) will bring small animals (North American porcupine, owl, armadillo, hedgehog, lizard, small snake, bunny or chinchilla, and a big bug).

City Manager Kearney also stated that all City officials (City Council, Planning Commission, and Staff) need to do their AB 1234 Ethics Training every two years. City Manager Kearney stated that he will send a reminder email about the required training soon.

**Items from
Commissioners:**

None

**Future Agenda Items
and Other Matters:**

None

Adjournment:

At 7:10 pm Chairperson Hunt adjourned the meeting to Wednesday, July 27, 2022 at 7:00 p.m.

Chelsea Hunt – Chairperson

ATTEST:

Claudia Saldana - City Clerk

Memo

To: Chairperson and Members of the Planning Commission;
City Manager and City Planner
From: Claudia Saldana, City Clerk
Date: 07/27/22
Re: **July 27, 2022 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. PUBLIC HEARINGS:

1388 Sharon Hill Lane – RESOLUTION NO. PC 22-306

Commissioners residing within 500 feet of 1388 Sharon Hill Lane:

None

1456 Lemon Avenue – RESOLUTION NO. PC 22-307

Commissioners residing within 500 feet of 1456 Lemon Avenue:

None

Memo

To: Chairperson and Members of the Planning Commission;
City Manager and City Planner
From: Claudia Saldana, City Clerk
Date: 07/27/22
Re: **July 27, 2022 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. PUBLIC HEARINGS:

1388 Sharon Hill Lane – RESOLUTION NO. PC 22-306

Commissioners residing within 500 feet of 1388 Sharon Hill Lane:

None

1456 Lemon Avenue – RESOLUTION NO. PC 22-307

Commissioners residing within 500 feet of 1456 Lemon Avenue:

None



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

City of Bradbury Planning Commission Agenda Report

TO: Honorable Chairperson and Commission Members
FROM: Jim Kasama, City Planner
DATE: July 27, 2022
SUBJECT: 1388 SHARON HILL LANE – RESOLUTION NO. PC 22-306

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 RENEW THE CONDITIONAL APPROVAL OF ARCHITECTURAL REVIEW NO. AR 14-009 (PLANNING COMMISSION RESOLUTION NO. 14-237) FOR A 242 SQUARE-FOOT BATHROOM AND SAUNA ADDITION, 924 SQUARE-FOOT CABAÑA WITH FIREPLACE AND BARBECUE, AND A 177 SQUARE-FOOT GAZEBO AT 1388 SHARON HILL LANE.

AGENDA ITEM NO. 8.A

SUMMARY

Architect, John Sheng, applied on behalf of the owner, Ju Liao, to renew the approval of Architectural Review No. AR 14-009 (Planning Commission Resolution No. PC 14-237) so that the partially constructed bathroom and sauna addition, cabaña with fireplace and barbeque, and gazebo can be completed at 1388 Sharon Hill Lane.

Architectural Review No. AR 14-009 for a new swimming pool and spa, cabaña with fireplace and barbeque, gazebo, bathroom and sauna addition, and arbor was approved on December 3, 2014. Construction, however, did not proceed smoothly, and was suspended a number of times. The swimming pool and spa, and arbor were completed in late 2021, but the permits and approvals for the other structures expired. Renewal of the approval for the bathroom, cabaña, and gazebo will include updating of the plans and construction to meet current building and planning codes. It is recommended that the Planning Commission adopt the attached Resolution No. PC 22-306 (Attachment A) to renew the approval of Architectural Review No. AR 14-009.

BACKGROUND

Architectural Review No. AR 14-009 for the accessory structures was approved on December 3, 2014, with the adoption of Planning Commission Resolution No. PC 14-237. The December 3, 2014, agenda report and Resolution No. PC 14-237 are attached – Attachments B and C, respectively. Construction commenced in late 2015 but was stopped in May 2016 due to inadequate tree protection, damage to the oak trees, unapproved grading, and improper drainage. Correction of the violations was completed in 2017, but construction was not continued diligently.

In June 2019, the building permits were renewed for the swimming pool and spa, and arbor, and construction recommenced. Construction of the bathroom addition, cabaña, and gazebo did not continue. In late 2019, construction activities were suspended due to the pandemic. In late 2021, the swimming pool and spa, and arbor were completed. At that time, the owner inquired about recommencing construction of the bathroom, cabaña, and gazebo. The owner was informed that due to the lack of progress and inspections, the permits and architectural design approval for those structures had expired, and that to be able to complete these structures, as opposed to removing the incomplete construction, the architectural review would need to be renewed by the Planning Commission, and the building plans and construction of the structures would have to be updated to comply with current codes, and be subject to plan check through the Building Department. The architect, John Sheng was retained to update the plans and renew the approvals and secure new building permits.

PROJECT DESCRIPTION

The proposed project is to renew the architectural review approval for a 242 square-foot bathroom and sauna addition, a 924 square-foot cabaña with fireplace and barbeque, and a 177 square-foot gazebo. Attachment D is photos of the partially constructed structures, and the proposed plans are provided as Attachment F.

ANALYSIS

The property is zoned A-2 and Specific Plan No. SP 05-01. The approval of Architectural Review No. AR 14-009 can be renewed if the subject structures comply with the zoning and specific plan regulations, and meet the findings for architectural review approval.

The Assessor Map and Aerial Photo of the property are provided as Attachment E. The site characteristics and analysis of compliance with the development standards for the A-2 Zone and Specific Plan SP 05-01 are detailed in the attached December 3, 2014 agenda report.

The City of Bradbury Design Guidelines, Architectural Review and Neighborhood Compatibility standards are intended to create aesthetically pleasing and well-designed structures and sites that are compatible with surrounding uses, designs, and developments and preserves the scenic character of the City. Architectural styles are not dictated to applicants, but the architectural character of the buildings on a lot should be

clear and consistent with unifying features. The Ridgeline Preservation limitations are intended to preserve the view of ridgelines and hills within the City.

The designs of the subject structures are not significantly altered from the 2014 designs and are compatible in scale and architecture with the residence on the property and with the developments on the surrounding properties. The structures are shorter than the maximum building height limit of 28 feet, and situated so as not to interfere with views of the ridgelines and hills above the property.

The landscaping, grading and drainage for the property have been completed, but the site was last inspected in 2017, and there has been ongoing construction activity that may have altered the landscaping and topography. Conditions of approval are included in the attached resolution to require inspections by the City Landscape Architect and City Engineer to ensure that the site is in compliance with current landscaping, grading and drainage 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 15303 of the CEQA Guidelines for the construction of accessory structures.

FINDINGS

The Planning Commission must make a series of findings when issuing decisions on Architectural Reviews, Neighborhood Compatibility, and Ridgeline Preservation. The proposed project meets the required findings stated in Section 9.34.040 of Chapter 34 of the Bradbury Development Code for Architectural Review, Neighborhood Compatibility, and Ridgeline Preservation. The recommended findings and reasons are included in the attached resolution, and it is recommended that the Planning Commission approve the proposed project as it is consistent with the City's development standards.

PLANNING COMMISSION ALTERNATIVES

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

Option 1. Close the public hearing and determine that the findings can be made for conditional approval of the proposed project and that the project is Categorically Exempt under CEQA and approve a motion to adopt the attached Resolution No. PC 22-306 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, August 24, 2022, and direct the applicant to provide the necessary information to the City by Monday, August 8, 2022.

RECOMMENDATION

Option 1 is recommended; that the Planning Commission close the public hearing and determine that the findings can be made for conditional approval of the proposed project and that the project is Categorically Exempt under CEQA and approve a motion to adopt the attached Resolution No. PC 22-306 as presented.

ATTACHMENTS

- A. Resolution No. PC 22-306
- B. December 3, 2014 Agenda Report
- C. Resolution No. PC 14-237
- D. Photos of partially constructed structures
- E. Assessor Map & Aerial Photo
- F. Proposed Plans

ATTACHMENT A

PLANNING COMMISSION RESOLUTION NO. PC 22-306

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 RENEW THE CONDITIONAL APPROVAL OF ARCHITECTURAL REVIEW NO. AR 14-009 (PLANNING COMMISSION RESOLUTION NO. 14-237) FOR A 242 SQUARE-FOOT BATHROOM AND SAUNA ADDITION, 924 SQUARE-FOOT CABAÑA WITH FIREPLACE AND BARBECUE, AND A 177 SQUARE-FOOT GAZEBO AT 1388 SHARON HILL LANE

PLANNING COMMISSION RESOLUTION NO. PC 22-306

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 RENEW THE CONDITIONAL APPROVAL OF ARCHITECTURAL REVIEW NO. AR 14-009 (PLANNING COMMISSION RESOLUTION NO. 14-237) FOR A 242 SQUARE-FOOT BATHROOM AND SAUNA ADDITION, 924 SQUARE-FOOT CABAÑA WITH FIREPLACE AND BARBECUE, AND A 177 SQUARE-FOOT GAZEBO AT 1388 SHARON HILL LANE

WHEREAS, the Planning Commission at a public hearing on December 3, 2014, adopted Resolution No. PC 14-237 to conditionally approve with a Categorical Exemption under the provisions of the California Environmental Quality Act (CEQA) Architectural Review No. AR 14-009 for a new swimming pool and spa, cabaña, gazebo, pool bathroom with sauna addition, outdoor fireplace and barbeque, and an arbor at 1388 Sharon Hill Lane, which is zoned A-2 with Specific Plan No. SP 05-01; and

WHEREAS, permits for the various accessory structures were issued in October 2015, but construction was stopped in May 2016 due to inadequate tree protection as required by Planning Commission Resolution No. PC 14-237, and for unapproved and improper grading; and

WHEREAS, corrective actions for tree preservation and grading were completed in early 2017, and construction of the accessory structures was allowed to recommence, but construction of only the swimming pool and spa, and arbor was continued; and

WHEREAS, construction was suspended in late 2019 due to the pandemic and when construction recommenced, the swimming pool and spa, and arbor were completed; however, construction of the bathroom addition, cabaña, and gazebo was not continued, and the building permits and architectural review approval expired; and

WHEREAS, the Planning Commission considered at the regular meeting on July 27, 2022, the request to renew Architectural Design Review No. AR 14-009 that was filed by John Sheng, Architect on behalf of the property owner, Ju Liao, for the completion of the 242 square-foot bathroom and sauna addition, the 924 square-foot cabaña with fireplace and barbeque, and the 177 square-foot gazebo at 1388 Sharon Hill Lane.

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 July 27, 2022, in accordance with the provisions of the Bradbury Municipal Code relative to this matter.

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

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

1. That the proposed development is designed and will be developed to preserve to the greatest extent practicable the natural features of the land, including the existing topography and landscaping. The property has already been graded for the subject structures and no further alteration of the topography or landscaping is needed.

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 subject structures are in scale with the residence on the property and with the developments on the surrounding properties. The structures are situated to be sufficiently distant from the front of the property and the surrounding developments so as not to impose on the neighbors.

3. That the proposed development is designed and will be developed in a manner which will preserve to the greatest extent practicable the privacy of persons residing on adjacent properties. The structures are sufficiently distant from the property lines and residences on the adjacent properties so as not to impose on their privacy.

4. The requirements of the ridgeline and view preservation regulations have been met. The structures comply with the maximum building height limit of 28 feet, and the locations are such that the heights will not interfere with any important views of the neighboring properties.

5. That the proposed development is designed and will be developed in a manner to the extent reasonably practicable so that it does not unreasonably interfere with neighbors' existing views, view of ridgelines, valleys, or vistas. The locations of the structures are well back from the brow of the slope at the rear of the property and well below the crest of the hill to the north of the property.

6. The requirements of the tree preservation and landscaping regulations have been met. Completion of the structures will not necessitate the removal of any oak trees or other prominent trees. The landscaping of the property will be inspected by the City Landscape Architect and altered if determined to be necessary so that the landscaping is appropriate for the site and area, and to comply with the water efficiency requirements.

7.a. That the design minimizes the appearance of over or excessive building substantially in excess of existing structures in the neighborhood, in that the square footage of the structure(s) and the total lot coverage of the development shall reflect the uncrowded character of the City and the neighborhood. The sizes of the structures are consistent with other accessory structures in the area and comply with the maximum

building height limit of 28 feet. The structures are well separated from any surrounding developments and the total lot coverage of the buildings is less than 17 percent of the lot.

7.b. That the design minimizes the appearance of over or excessive building substantially in excess of existing structures in the neighborhood, in that the height(s) of the structure(s) shall maintain to the extent reasonably practicable, consistency with the heights of structures on neighboring properties. The structures comply with the maximum building height limit of 28 feet and are consistent with the heights of other accessory structures in the area.

8. That the proposed development is designed and will be developed in a manner that is consistent with the City's Design Guidelines. The structures are of quality designs that maintain architectural consistency throughout and with the existing residence in accordance with the City's Design Guidelines.

SECTION D. The Planning Commission declares that the project is consistent with the City's Design Guidelines and that the structures comply with the setback and height requirements and all other standards of the A-2 zone and Specific Plan No. SP 05-01.

SECTION E. The Planning Commission finds that the project is Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the CEQA Guidelines for the construction of accessory structures.

SECTION F. The Planning Commission hereby approves a renewal of Architectural Review No. AR 14-009 for the bathroom and sauna addition, cabaña with fireplace and barbeque, and gazebo based on the information depicted on the submitted plans and subject to the following conditions and the applicable conditions enumerated in Resolution No. PC 14-237, all of which shall be complied with to the satisfaction of the City Manager or designees:

1. Except as set forth in the subsequent conditions, all inclusive, development shall take place substantially as shown on the submitted plans presented to the Planning Commission on July 27, 2022.

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

4. The proposed project shall comply with all applicable City, County, State, and federal regulations, including requirements of the Building, Fire, Planning, and Engineering Departments.

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

6. A pre-plan check meeting and inspections shall be conducted with representatives of the City Development Team to ensure compliance with all conditions of approval and to determine if any changes/corrections are needed.

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

8. The applicant shall submit Precise Grading Plans, either for any proposed grading or as-built for the property showing building footprints, pad elevations, finished grades, drainage routes, retaining walls, and other pertinent information in accordance with Appendix J of the California Building Code, latest edition, for review and approval by the City Engineer.

9. Along with the Grading Plan, an Erosion Control Plan shall be submitted which identifies the Best Management Practices (BMP) to eliminate any illicit discharges during storm events for all phases of construction.

10. Along with the Grading Plan, the applicant shall also submit a Hydrology and Hydraulic Report which addresses the existing and proposed storm drainage conditions for the site. All calculations shall be performed in compliance with the LA County DPW Hydrology Manual.

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

12. Building permits shall not be issued until a grading certification, survey stakes are in place, and a final soils report if deemed necessary by the City Engineer have been filed with the City and approved. All drainage facilities must be operable.

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

14. If the project is subject to Low Impact Development (LID) regulations, the applicant must submit a site-specific drainage concept and stormwater quality plan to mitigate post-development stormwater and implement LID design principles. A fully executed "Maintenance Covenant for LID Requirements" shall be recorded with the L.A. County Registrar/Recorder and submitted to the City prior to the final inspection. Covenant documents shall be required to include an exhibit that details the installed treatment control devices as well as any site design or source control Best Management Practices (BMPs) for post construction. The information to be provided on this exhibit shall include, but not be limited to:

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

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

16. The landscape design and construction drawings shall coordinate with the Grading Plan to ensure planting for stabilization and erosion control is provided wherever

there is clearing, grading, underground utilities, storm drainage, etc. Any cleared areas, particularly slopes, must have appropriate erosion control materials, planting, and irrigation as needed until natural vegetation fills in, whether or not shown on the plans. Proposed hydroseed mix or other planting, and proposed irrigation layout and equipment are to be approved by the City Landscape Architect prior to installation

17. The landscaping must be in accordance with L.A. County Fire Department requirements, and submittal of an approved Fuel Modification Plan shall be provided if determined to be necessary by the City Landscape Architect.

18. An updated Arborist report shall be provided for plan check, and any oak trees and other prominent trees must be protected from damage during construction, and any other actions that might affect their health and viability following completion of the project. The project Landscape Architect, Architect, Arborist, and Civil Engineer shall coordinate throughout the preparation and completion of construction documents, and construction to ensure existing oak trees and other prominent trees are shown accurately and adequately protected. The contractor shall observe and implement all protection and mitigation measures recommended by the Arborist and City Landscape Architect and tree protection notes shall be included on the construction plans, to the satisfaction of the project Arborist and City Landscape Architect.

19. Prior to issuance of permits, construction staging areas, haul routes, etc. must be designated and designed to avoid damage to protected trees during construction. Layout of haul routes, areas for staging and storage of equipment and supplies, and tree protection fencing must be approved by the project Arborist and City Landscape Architect in the field prior to the start of construction.

20. Though no trees are proposed for removal, any tree (whether a protected species or not) that is damaged to the extent that removal is necessary, or otherwise fails to survive, must have a City Tree Removal Permit. The removal application must show and identify the tree(s) proposed for removal, including a photo and arborist information to support removal. The Tree Removal Permit may require mitigation measures such as replacement trees (e.g., two 36"-box oak trees to replace one small to medium-sized oak tree) to be planted on the site at a location determined by the City Landscape Architect.

21. Hardscape design and materials must be of permeable pavers rather than poured concrete in all oak tree root zones.

22. Planting and irrigation design must conform to the City's Water Efficient Landscape Ordinance, Chapter 121, Bradbury Municipal Code and update. Plant species used together in any given area must have the same Plant Factor/water requirements; species with different water needs should not be mixed in the same hydrozone. An up-to-date Water Efficient Landscape worksheet must be included with final plans, and water use calculations must show the Estimated Total Water Use (ETWU) does not exceed the Maximum Applied Water Allowance (MAWA). The ETo (reference evapotranspiration rate) to be used in the MAWA calculation is 51.3 per the City's Water Efficient Landscape Ordinance.

23. The contractor shall confirm in the field that the existing water meter designated as the point of connection for the landscape irrigation is dedicated to irrigation only, and not also used for domestic water. If necessary, a sub-meter must be added via a tee downstream of the existing meter to serve the irrigation and comply with water efficiency (WELO) requirements.

24. The contractor shall confirm in the field that the existing backflow preventer has been tested and certified within the last year, or the contractor must obtain a new certification prior to final inspection.

SECTION G. Appeals and Time Extensions.

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

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

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

PASSED, APPROVED, AND ADOPTED this 27th day of July 2022.

Chairperson

ATTEST:

City Clerk

ATTACHMENT B

December 3, 2014 Agenda Report
Architectural Review No. AR 14-009
1388 Sharon Hill Lane



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

City of Bradbury Planning Commission Agenda Report

TO: Honorable Chairperson and Members of the Planning Commission

FROM: Anne McIntosh, City Planner

DATE: December 3, 2014

SUBJECT: 1388 Sharon Hill Lane
Architectural Review AR 14-009

AGENDA NO. 6 A

PROJECT DESCRIPTION

Design Concepts has submitted an application to rebuild an existing swimming pool and spa, construct a cabana and gazebo with fire place and barbeque grill, add a pool bathroom to the existing house; add lattice arbors and hardscape, construct new retaining walls and perimeter fencing. The property is located in the Sharon Hill Lane Specific Plan zone and is 1.48 acres in size. The existing home exhibits an Italian architectural style. The cabana and gazebo are designed with the same style and colors. The site is slightly sloped and has several mature trees, including four native coast live oak trees that were removed without City approval.

ENVIRONMENTAL REVIEW

The proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1(e) (Existing Facilities) of the CEQA Guidelines.

ANALYSIS

The property is zoned Spring Hill Lane Specific Plan and allows for the uses proposed with a Major Architectural Review Permit and Neighborhood Compatibility approval from the Planning Commission.

The Sharon Hill Lane Specific Plan includes 9.14 gross acres of land with a total of five lots on a cul de sac: four custom residential estate lots and one open space lot, located in the northeastern quadrant of the City. The subject property is lot four, located at the southeast

entrance into the cul de sac. The site is developed with a 2-story, 10,588 square foot dwelling and swimming pool.

The proposed project includes enlarging the swimming pool & spa; constructing a gazebo, a cabana with a fireplace and barbeque, lattice arbors over new walkways, and a pool bathroom attached to the house.

The property owner began construction to remove the existing swimming pool and in the process four oak trees were removed. An arborist report was prepared identifying all species and sizes of the existing trees and those that may be affected by the project. The tree inventory includes twenty native coast live oak trees; one native black walnut tree; one native elderberry tree; and 20 other non-native trees over four inches in diameter. The project proposes to remove four oaks, one eucalyptus; and 12 trees of heaven. The oaks will need to be replaced on site at a 3:1 ratio. The property owner has been working with the City to secure the site and obtain property approvals and permits.

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

Parcel #	8527-016-040
Zone	Sharon Hill Lane Specific Plan
General Plan Designation	Ag/Estate
Gross site area	54,450 square feet (1.48-acre)
Gross lot width	Irregular - 170 feet at widest, 110 feet at narrowest
Gross lot depth	Irregular – 217 feet at widest, 166 feet at narrowest
Net area of site (easements for road/utilities)	1.26 acres
Net lot width	Same as above
Net lot depth (easements for road/utilities)	Same as above
Lot coverage	16 percent
Landscaped area	32,670 sf
Surrounding land uses and zoning, distance to neighboring structures (35 foot minimum)	The subject property is surrounded on the north by property zoned Open Space, on the west and south by property zoned A-2, Specific Plan, and on the east by the City of Duarte residentially developed properties.
Building Area Gross	12,184 square feet
<ul style="list-style-type: none"> Existing House Pool bathroom Cabana Gazebo Lattice arbors 	<ul style="list-style-type: none"> 10,588 sf. (2-story) 242 sf. 928 sf. 358 sf. 310 sf.

Following is a table that shows how the proposal meets the development standards for the Sharon Hill Lane Specific Plan zone:

Development Feature	Sharon Hill Lane Specific Plan (Single Family Residential) Zone Requirements	Proposed	Meets Requirement
Minimum Lot Area:	1 acre	1.48 acres	Yes
Residential Density:	1-Single-Family Dwelling & Accessory Uses	1-Single-Family Dwelling & Accessory Uses	Yes
Accessory Structures	Permitted	Cabana; Gazebo; Lattice Walkway & Patio Covers	Yes
<u>Setbacks Required From Property Line</u>			
Front:	50 ft.	50 ft.	Yes
Side:	30 ft.	30 ft.	Yes
Rear:	25 ft.	25 ft.	Yes
Height Limit:	32 ft.	24 ft. – Gazebo & Cabana	Yes
Hillside Development Lot Coverage:	15% (_____sf)	13.6% Lot Coverage	Yes
Tree Preservation & Landscaping:	As required by Chapter 9.06.090 (Landscaping)	Oak Trees & Landscaping to be replaced	Yes
Retaining Walls & Fences	6 Ft. Maximum Ht.	6 Ft. Maximum Ht.	Yes
Parking:	3-spaces in a garage required	No Change to existing 5-car garage	Yes
Grading	Minimize grading	Grading to follow contours	Yes

The project meets the required findings described in Bradbury Municipal Code Section 9.04.030.030C (Architectural Review) as follows:

1. **The proposed development is designed and will be developed to preserve to the greatest extent practicable the natural features of the land, including existing topography and landscaping.** The proposed project will remove several trees, but the applicant will be required to replace oak trees along with shrubs and groundcover.
2. **The proposed development is designed and will be developed in a manner which will be reasonably compatible with the existing neighborhood character in terms of scale of development in relation to surrounding residences and other structures.** The proposed accessory structures and pool/spa remodeling will match the architectural style of the existing house and is compatible with the neighborhood character of the Sharon Hill Lane Specific Plan neighborhood.
3. **The proposed development is designed and will be developed in a manner which will preserve to the greatest extent practicable the privacy of persons residing on adjacent properties.** The proposed accessory structures will maintain setbacks and are screened from adjacent residential properties with landscaping.
4. **The requirements of Ridgeline and View Preservation have been met.**
5. **The proposed development is designed and will be developed in a manner to the extent reasonably practicable so it does not unreasonably interfere with the neighbor's existing view, view of ridgelines, valleys or vistas.**
6. **The requirements of the Tree Preservation and the Landscaping conditions will be met.** Four native coast live oak trees were removed and will be replaced with a 3:1 ratio.

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

- A. **Natural Amenities.** The improvements to the property shall respect and preserve to the greatest extent practicable the natural features of the land, including existing topography and landscaping. The proposed project, as conditioned preserves the natural features of the site, specifically the sloping topography.
- B. **Neighborhood Character.** Reasonable compatibility with the existing neighborhood character in terms of the scale of development of surrounding residences, particularly those within 500' of the proposed development parcel boundaries. While many elements can contribute to the scale of the residential structure, designs should minimize the appearance of over or excessive building substantially in excess of existing structures in the neighborhood. The square footage of the structure and the total lot coverage shall reflect the uncrowded character of the City and the respective neighborhood. The height of the structures shall maintain to the extent practicable, some consistency with the height of the structures on neighboring properties. The existing neighborhood consists of vacant lots and two custom homes. The style and colors of the structures

will match the existing house. The proposed project meets all setbacks with 16% lot coverage.

C. Privacy. Design proposals shall respect the existing privacy of adjacent properties by maintaining an adequate amount of separation between the proposed structure and adjacent properties, and the design of balconies, decks and windows shall respect the existing privacy of adjacent properties. The proposed accessory structures are located more than 50 feet from the nearest dwelling unit.

A. The proposed entitlement has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA). The project has been found to be exempt from CEQA pursuant to Section 15301, Class1(e).

RECOMMENDATION

Staff recommends that the Commission approve Architectural Review Application No. AR 14-009 and adopt Resolution No. 14-##.

Attachments:

- A. Applicant's Architectural Review package, including required plans.
- B. Arborist Report
- C. Resolution No. 14-## (to be provided at the Planning Commission meeting)

ATTACHMENT C

PLANNING COMMISSION RESOLUTION NO. PC 14-237

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA, SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO ARCHITECTURAL REVIEW APPLICATION NO. AR 14-009 APPROVING THE NEW SWIMMING POOL AND SPA, POOL BATHROOM, AND ACCESSORY STRUCTURES AT 1388 SHARON HILL LAND, BRADBURY

RESOLUTION NO. PC 14-237

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF BRADBURY, CALIFORNIA, SETTING FORTH ITS
FINDINGS OF FACT AND DECISION RELATIVE TO
ARCHITECTURAL REVIEW APPLICATION NO. AR 14-009
APPROVING THE NEW SWIMMING POOL AND SPA, POOL
BATHROOM, AND ACCESSORY STRUCTURES AT 1388
SHARON HILL LANE, BRADBURY**

WHEREAS, The Planning Commission considered an application filed by David Su, Variety Design Center, Inc., on behalf of the property owner, Ms. Liao Ru, to demolish an existing swimming pool and construct a new pool and spa; cabana, gazebo, pool bathroom, outdoor fireplace, barbeque, and lattice arbor structures (1,838 square feet), on the property located at **1388 Sharon Hill Lane**, Sharon Hill Lane Specific Plan zone district, Ag/Estate 1-acre General Plan Designation.

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

WHEREAS, on March 29, 2006, the City of Bradbury adopted Specific Plan No. SP 05-01, the Sharon Hill Lane Specific Plan that provides the development standards for the property located at 1388 Sharon Hill Lane.

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

SECTION A. The Planning Commission finds that a public hearing has been conducted on **December 3, 2014**, in accordance with the provisions of the Municipal Code relative to this matter.

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

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

- 1. The proposed development is designed and will be developed to preserve to the greatest extent practicable the natural features of the land, including existing topography and landscaping.** The location of the new pool and spa is primarily in the same location as the existing pool on the site. The new gazebo, cabana, and lattice arbors are located in the rear yard, adjacent to the new swimming pool and spa. The structures are proposed on the graded area of the rear yard, thereby reducing the amount of grading, but will require the removal of four oak trees, one eucalyptus tree and twelve trees of heaven. The oak trees will be replaced at a 3:1 ratio.

2. **The proposed development is designed and will be developed in a manner which will be reasonably compatible with the existing neighborhood character in terms of scale of development in relation to surrounding residences and other structures.** The existing site is developed with a two-story Italian style home. The gazebo, cabana, and lattice arbors are designed to match the architectural style and colors of the existing home. The pool bathroom is an addition to the existing home and will match the exterior colors, materials, and finish of the house.
3. **The proposed development is designed and will be developed in a manner which will preserve to the greatest extent practicable the privacy of persons residing on adjacent properties.** The improvements are in the rear yard, and will be screened from the adjacent residential properties to by landscaping. The properties to the north and west are vacant parcels. The nearest habitable structures are over 200 feet away. The portions of the new accessory structures that are closest to neighboring properties have significant landscaping to protect privacy.
4. **The requirements of Ridgeline and View Preservation have been met.** The accessory structures are single story structures, proposed on an existing pad behind the existing home. The current home is two stories with a pitched roof. No ridgeline or view concerns will be triggered.
5. **The proposed development is designed and will be developed in a manner to the extent reasonably practicable so it does not unreasonably interfere with the neighbor's existing view, view of ridgelines, valleys or vistas.** The accessory structures are located in the rear yard of the existing house on a pad that is already graded. No ridgeline or view concerns will be triggered.
6. **The requirements of the Tree Preservation and the Landscaping conditions have been met.** As proposed and as subsequently conditioned, all code requirements for tree preservation and landscaping will be met.

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

1. **Natural Amenities.** The improvements to the property shall respect and preserve to the greatest extent practicable the natural features of the land, including existing topography and landscaping. The new swimming pool and spa are proposed in the same location as the existing swimming pool and spa. The new gazebo, cabana, and lattice arbors are located behind the existing home on a pad that will require minimal grading and some tree removal, including four oak trees; however the oak

tree replacement ratio of 3:1 will replace the removed oaks and enhance the landscaping of the site.

2. **Neighborhood Character.** Reasonable compatibility with the existing neighborhood character in terms of the scale of development of surrounding residences, particularly those within 500' of the proposed development parcel boundaries. While many elements can contribute to the scale of the residential structure, designs should minimize the appearance of over or excessive building substantially in excess of existing structures in the neighborhood. The square footage of the structure and the total lot coverage shall reflect the uncrowded character of the City and the respective neighborhood. The height of the structures shall maintain to the extent practicable, some consistency with the height of the structures on neighboring properties. The proposal has low lot coverage and is designed to fit into the slope contours of the existing site to minimize grading.
3. **Privacy.** Design proposals shall respect the existing privacy of adjacent properties by maintaining an adequate amount of separation between the proposed structure and adjacent properties, and the design of balconies, decks and windows shall respect the existing privacy of adjacent properties. The site is located near the gated entrance of a five parcel development. The adjacent property to the west is vacant. The adjacent property to the south is dedicated as permanent open space in the Sharon Hill Lane Specific Plan. The nearest developed properties are located over 200 feet away from the subject site.

SECTION F. The proposed entitlement has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA). The project has been found to be exempt from CEQA pursuant to Section 15303. The proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction) and Section 15332 (In-Fill Development) of the CEQA Guidelines.

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

General conditions:

1. Except as set forth in subsequent conditions, all-inclusive, development shall take place substantially as shown on the submitted plans presented to the Planning Commission on December 3, 2014, as determined by the City Planner at the time of plan check review adopted herein by reference. (Planning Commission Policy).

2. In accordance with Government Code Section 66474.9(b) (1), the applicant and/or property owner shall defend, indemnify, and hold harmless the City, and its officers, agents and employees, from any claim, action, or proceeding to attack, set-aside, void or annul, the approval of this project brought within the time period provided by Government Code Section 66499.37. In the event the city and/or its officers, agents and employees are made a party of any such action:
 - a. Applicant and/or property owner shall provide a defense to the City defendants or at the City's option reimburse the City its costs of defense, including reasonable attorney's fees, incurred in defense of such claims.
 - b. Applicant and/or property owner shall promptly pay any final judgment rendered against the City defendants. The City shall promptly notify the applicant of any claim, action of proceeding, and shall cooperate fully in the defense thereof. (Planning Commission Policy)
3. Regardless of any information or proposed development shown on the plans, all site improvements shall comply with all applicable City regulations, including requirements of the Building, Fire, Planning and Engineering Departments. (Development Code Requirements). It is possible that certain amendments will need to be made to the plans during the building and engineering plan check process. These amendments can be made without further review by the Planning Commission if they are not substantively different to what is shown on the plans referenced in Section 1 above which led to the findings contained in this resolution of approval.
4. The decision of the Planning Commission is subject to a ten (10) day period within which any City Council member or person or entity owning property within 500 feet of the subject property may file a written appeal with the City Clerk of the Planning Commission's decision provided that a processing fee is paid to the City (see Chapter 9.02.050 BMC) & (Section 9.02.020.020 BMC).
5. In the event that the proposed development has not begun the construction process (defined as the submission of construction plans to the Building Department for plan check) within one year from the date of this approval (December 3, 2015), this entitlement shall automatically become null and void. A request for an extension of the time period may

be filed with the City at least 30 days prior to the expiration date. (Section 9.02.020.050).

6. The owner of the subject property must file an Affidavit of Acceptance of the conditions set forth in the Planning Commission Resolution of Approval regarding the proposed project prior to the submission of the plans to the Department of Building and Safety. (Planning Commission Policy)

Planning Conditions:

1. The maximum height of the proposed gazebo and cabana shall not exceed 28 feet as measured from the surrounding finished pad grade to the highest ridge beam as shown on the submitted plans. (Development Code Requirement).
2. No mechanical equipment shall be installed on the roof of the accessory structures. (Design Guidelines)
3. All exterior building and landscape lighting shall be non-glare and shall be shaded so as not direct lighting off the subject property. (Section 9.06.030.100 BMC)
4. Oak Tree Protection
 - (a) A certified consulting arborist should be retained to evaluate Oak trees potentially impacted by construction (estimated at 4 trees), and to prepare a protected tree report. The report should include locations and sizes of tree trunks and canopies, evaluation of health, condition, and structure, photographs of trees, recommendations for minimizing impact, and other standard information. This report will serve as a record of tree conditions prior to construction, and allow the arborist to become familiar with trees and site conditions so that he/she can assist in mitigating impacts during construction.
 - (b) The same consulting arborist should be on call throughout construction, and should be on site to advise the owner and contractor on protection

measures and methods prior to and during work around tree trunks and under canopies.

- (c) All plans (Planting, Irrigation, Site Plan, Grading & Drainage Plans) should include notes describing protective measures for Oak trees in areas impacted by construction, including the construction of retaining walls and permanent fencing. Temporary fencing should be placed at the arborist's direction; it may be moved temporarily to allow hand work under tree canopies. All demolition, grading, and construction within Oak tree drip lines to be done with hand tools under the arborist's supervision. No compaction, trenching, storage of materials, vehicles, or debris, and no washing of chemicals or equipment are allowed within protection zones. These measures must be continuously maintained throughout construction.
- (d) Current conceptual Grading and Drainage Plans must be updated and submitted as final construction drawings. They should include accurate locations and sizes of tree trunks and canopies that may be impacted by construction of the house and/or driveway widening. All Oak trees where construction (including grading, retaining and building walls, new paving) is proposed under canopies should be shown on the plans, as well as all proposed grading within drip lines. This includes existing and proposed contour lines, daylight lines for grading activity, proposed retaining walls, curbs, paving edges, drainage structures and swales, pathways and stairs. Layout and materials for driveway paving (i.e. asphalt, concrete, precast pavers, decomposed granite) should also be illustrated on the plans.
- (e) In developing the final Grading and Drainage Plan, the Engineer should work grading around Oak trees as much as possible. If retaining is required in tree root zones, we recommend using prefabricated stacked-type retainer systems rather than traditional poured-in-place or concrete block walls with excavated footings.

- (f) Other guidelines for construction and landscape near existing Oak trees are as follows:
- (g) Where proposed hardscape occurs under tree canopies, new surfacing within 12' of tree trunks should be either decomposed granite or interlocking pavers on a gravel/ sand base, to allow moisture and air circulation to the soil below. Edging should be flexible metal, wood, or plastic set by hand to avoid damaging or cutting Oak tree roots, not excavated concrete border.
- (h) When installing pipes, fencing, or other construction under Oak canopies, all digging that impacts tree roots should be done under the arborist's supervision, using an air knife and tunneling under roots as necessary.
- (i) Where above-grade walls or fences must be installed under Oak tree canopies, fences or prefabricated concrete panel-type walls with occasional post footings rather than a continuous excavated foundation should be used. Another option is a wall constructed over a grade beam where it encroaches into root zones.
- (j) Retaining walls in tree protection areas must be evaluated on a case-by-case basis, considering the project arborist's evaluation and recommendations. Digging for wall and footing construction, and any root cutting required, should be done by hand under the arborist's supervision.
- (k) Spray-type irrigation should not encroach within 15' minimum of Oak tree trunks (outside of trunk, not center).
- (l) Planting of low water-use plant species with drip-type irrigation may encroach within 12' of the outside of edges of Oak tree trunks, but areas inside that 12' radius should not be planted or irrigated. Shredded bark or leaf mulch are best in these non-landscaped zones.

2. The Water Efficient Landscape Standards also require a soil test and soil management plan indicating soil texture, infiltration rate, pH, etc. and amendment recommendations for landscape areas. However, this is not necessary in Oak tree zones, where soil disturbance and amendments are not recommended. If extensive new landscape is proposed for other areas around the new house site, soil testing is necessary and the project landscape architect should be able to coordinate it. Plans illustrating proposed hardscape, landscape, or irrigation, plus a Water Management Plan with irrigation water use calculations, prepared by a licensed landscape architect, should be submitted for review as soon as they are available. The planting and irrigation design must conform to the City's Water Efficient Landscape Standards, chapter 9.06.095 of the Bradbury Municipal Code.
3. The exterior appearance and color of the project shall substantially comply with the plans and materials submitted to the Planning Commission. (Planning Commission Policy)
4. The removal of any oak tree shall be replaced at a ratio of 3:1, under the supervision of the certified arborist. If other existing mature trees are removed they must be replaced at a ratio of 2:1. The minimum size of the replacement trees shall be 24-inch box. (Section 9.06.090.040 BMC & Planning Commission policy)
5. The trash enclosure must house a minimum of two (2) three-yard bins and must be covered to deter bears and other wildlife from getting into the bins.

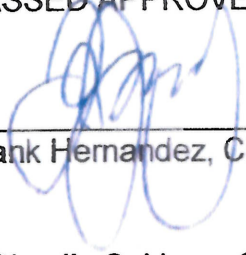
Building/Engineering Conditions:

1. The Building Department may require a soils report and geology report. The applicant shall satisfy this requirement to the satisfaction of the City's Building Official. (Building Code Regulations).
2. The grading shall be balanced on-site no import or export of fill material shall be permitted without Planning Commission approval. (Building Code Regulations).
3. A location and solution to meet the requirements of the low-impact development compliant storm water retention is subject to the review and approval of the City Engineer.

4. The project will comply with the requirements of Section 713.0 of the California Plumbing Code (Building Sewers). The applicant is responsible for determining the distance from the plumbing fixtures of the new development to the public sewer and to comply with the requirements. Specifically, if the building or exterior drainage facility is within 200 feet from the public sewer, the development will require to be hooked up to the public sewer. Any documentation required to make this determination will be provided by the applicant prior to the plan check process.
5. Any un-compacted soils shall be re-graded in accordance with the Soils Engineer's recommendations and to the satisfaction of the City Engineer and the Building Official. (Building Code Regulations).
6. Planning Department Construction Observation and Plan Check Fees are required to be paid at the time Building Permits are obtained.
7. A written Construction Period Mitigation plan shall be submitted to the City which indicates proposed staging of construction equipment and haul routes. In addition, the name and number of a supervising foreman must be included, who is available during construction hours for non-emergency questions, and 24/7 for emergency contact.
8. A pre-construction meeting shall take place prior to any work being started. The meeting shall be attended by city officials designated by the City Manager, the property owner and his/her representatives who have a role during the construction phase of the project.

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

PASSED APPROVED AND ADOPTED this 3rd day of December, 2014.



Frank Hernandez, Chairperson

ATTEST: Claudia Saldana
City Clerk

I, Claudia Saldana, City Clerk, hereby certify that the foregoing Resolution No. PC 14- was duly adopted by the Planning Commission of the City of Bradbury, California at a regular meeting held on the 3rd day of December, 2014 by the following vote:

AYES: Chairman Hernandez, Vice-Chairperson Dunst,
Commissioners Esparza and Novodor

NOES: None

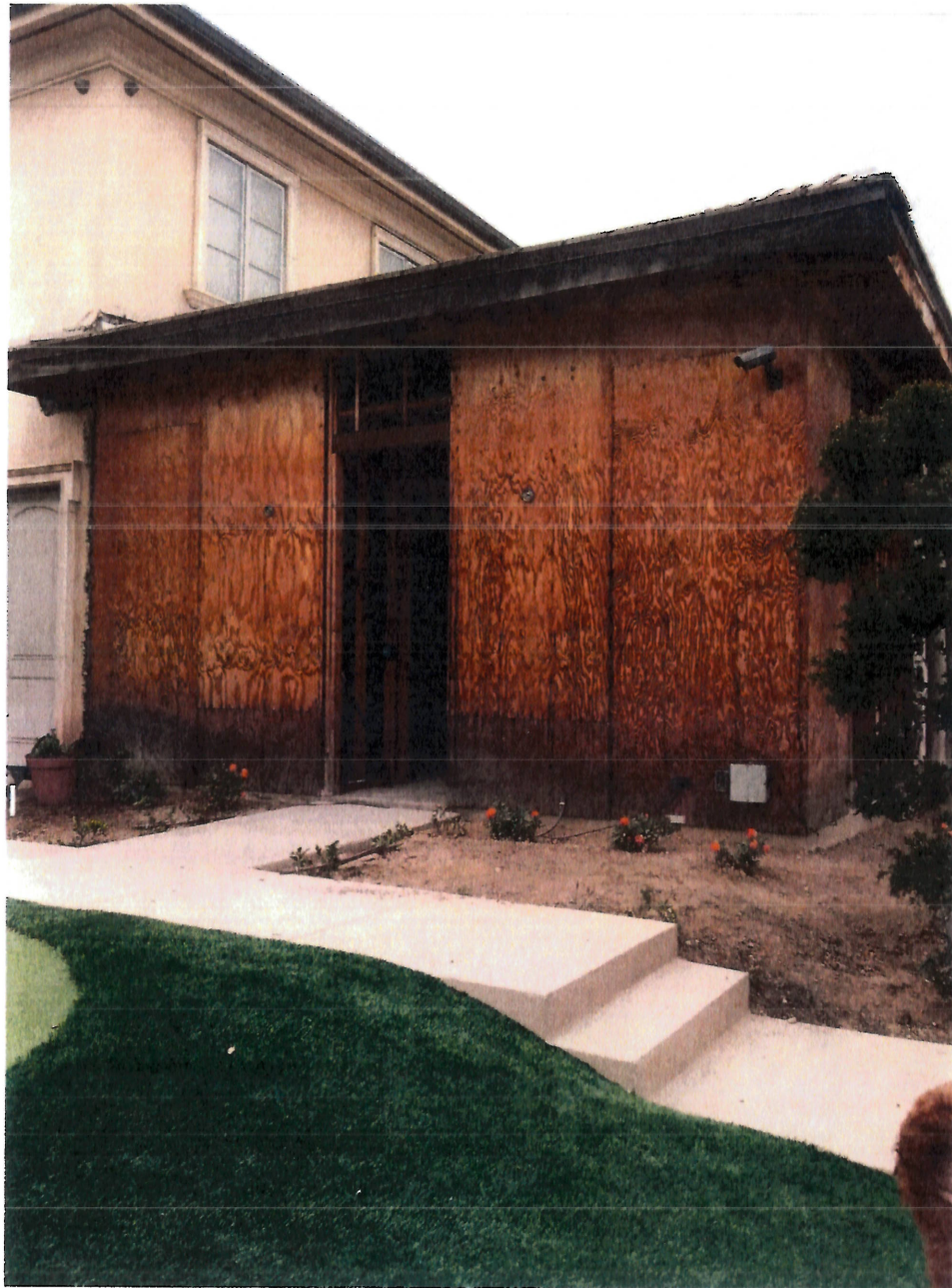
ABSTAIN: None

ABSENT: Commissioner Kuba

ATTACHMENT D

Photos of partially constructed structures

1388 Sharon Hill Lane







ATTACHMENT E

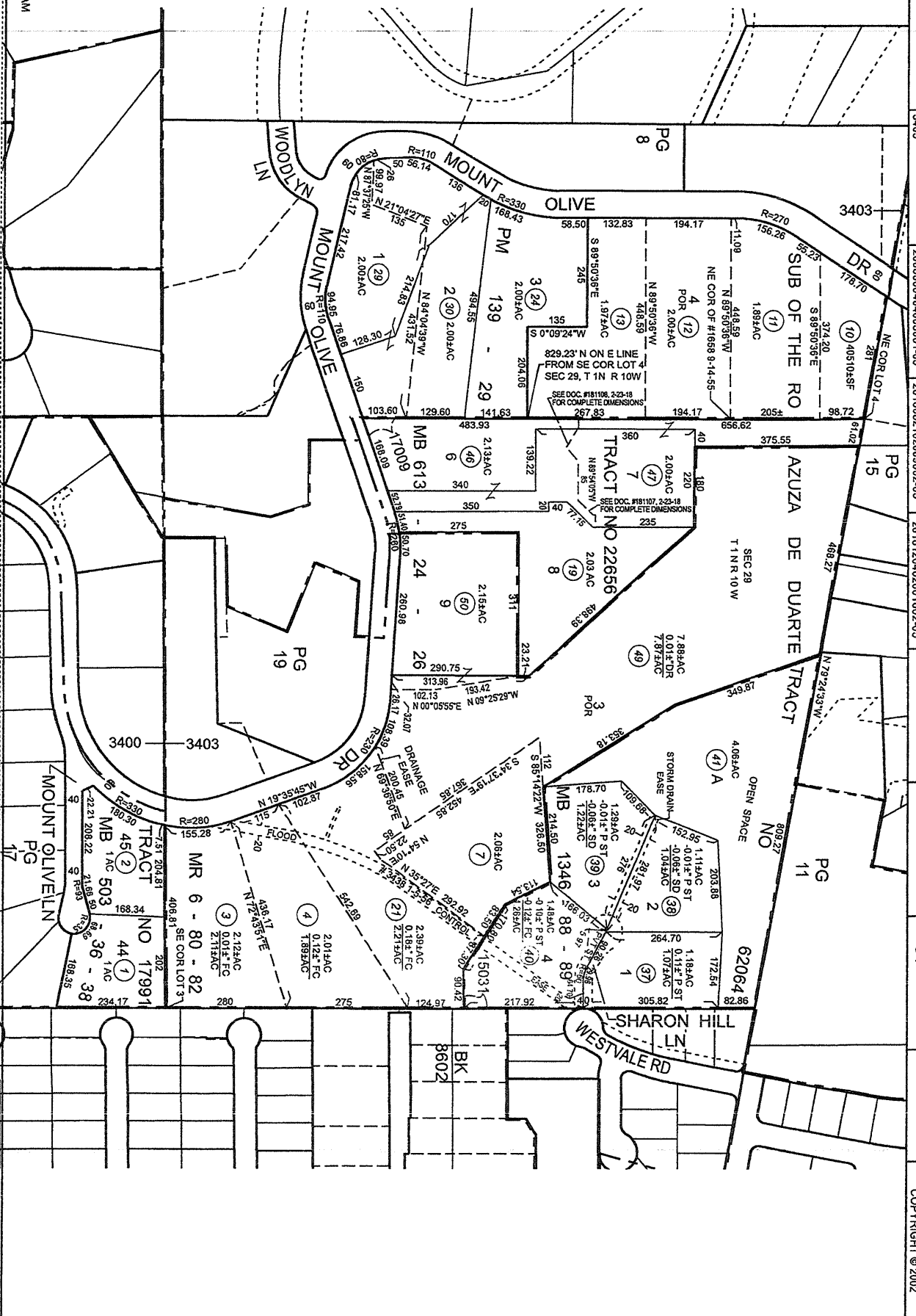
Assessor Map and Aerial Photo

1388 Sharon Hill Lane

APN 8527-016-040



**MAPPING AND GIS
SERVICES
SCALE 1" = 200'**

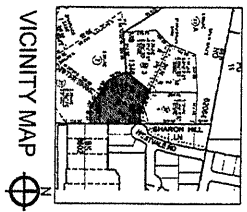



1300 Sidiuri Nii Lane

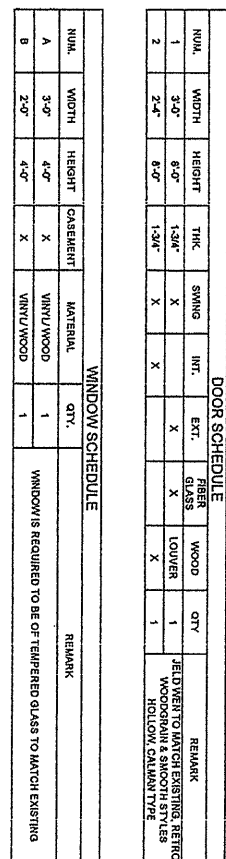


ATTACHMENT F

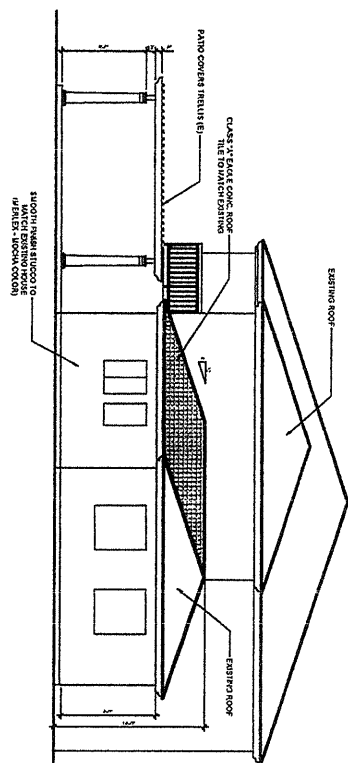
Proposed Plans
1388 Sharon Hill Lane



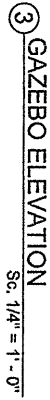
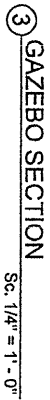
A-1	SHEET	DATE	REVISIONS	JOB ADDRESS		JOHN SHENG ARCHITECT 1917 LA MESITA DR. HACIENDA HEIGHTS, CA 91745 (626) 710-7403	
		07/10/2022					




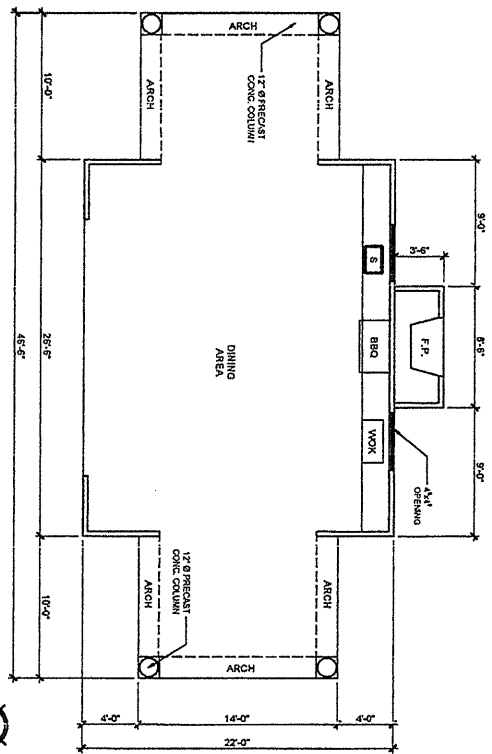
③ POOL BATH REAR ELEVATION
Sc. 1/4" = 1'-0"



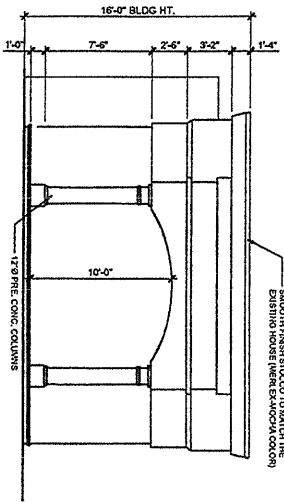
② POOL BATH SIDE ELEVATION
Sc. 1/4" = 1' - 0"



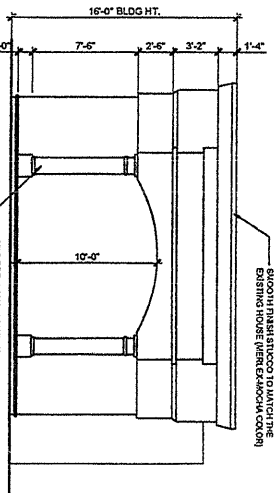
A-3	SHEET	DATE 07/10/2022		REVISIONS	JOB ADDRESS 1388 SHARON HILL LN., BRADBURY, CA 91008		JOHN SHENG ARCHITECT 1917 LA MESITA DR, HACIENDA HEIGHTS, CA 91745 (626) 710-7403	



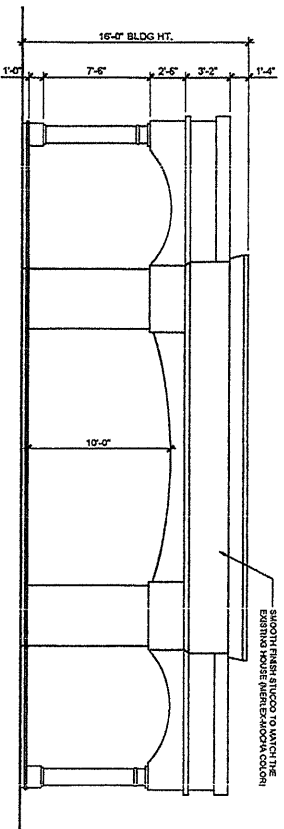
① CABANA FLOOR PLAN
924 SQ.FT.
Sc. 3/16" = 1' - 0"



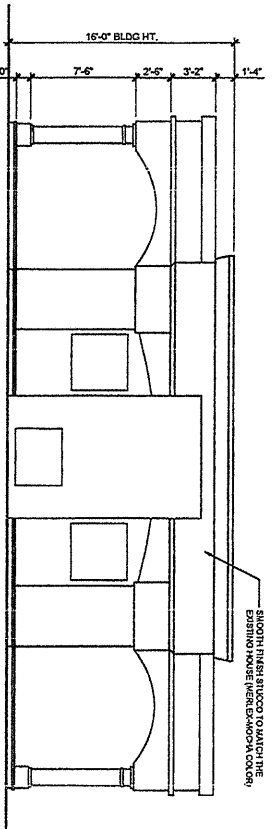
④ CABANA NORTH ELEVATION
Sc. 3/16" = 1' - 0"



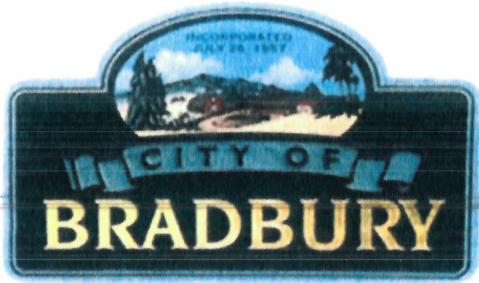
⑤ CABANA SOUTH ELEVATION
Sc. 3/16" = 1' - 0"



② CABANA WEST ELEVATION
Sc. 3/16" = 1' - 0"



③ CABANA NORTH ELEVATION
Sc. 3/16" = 1' - 0"



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

City of Bradbury Planning Commission Agenda Report

TO: Honorable Chairperson and Commission Members
FROM: Jim Kasama, City Planner
DATE: July 27, 2022
SUBJECT: 1456 LEMON AVENUE – RESOLUTION NO. PC 22-307

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 22-006 TO EXPAND THE EXISTING 660 SQUARE-FOOT, THREE-CAR GARAGE TO A 1,188 SQUARE-FOOT, FOUR-CAR GARAGE WITH VARIANCE NO. V 22-002 TO MAINTAIN THE EXISTING 28'-6" EAST SIDE SETBACK ALONG THE PRIVATE DRIVEWAY IN LIEU OF THE 50-FOOT REQUIREMENT AT 1456 LEMON AVENUE

AGENDA ITEM NO. 8.B

SUMMARY

Jorge Leonardo of Saxony Design Build, Inc., submitted Architectural Review application number AR 22-006 and Variance application number V 22-002, on behalf of the owners Rob and Jordan Boldt to expand the existing 660 square-foot, three-car garage by adding 528 square feet to have a 1,188 square-foot, four-car garage, and maintain the 28'-6" east side setback along the private driveway at 1456 Lemon Avenue. The proposed garage expansion with approval of the variance will fully comply with the Development Code and is designed to match the residence that is currently being remodeled. It is recommended that the Planning Commission adopt the attached Resolution No. PC 22-307 (Attachment A) to conditionally approve the proposed project.

BACKGROUND

The subject property is a rectangular lot fronting on Lemon Avenue with an area of approximately 1.35 acres (58,930 square feet). Access to the residence and garage is on the east side of the property by a private driveway. Attached are the Assessor Map and Aerial Photo (Attachment B).

The remodeling of the residence was conditionally approved by the Planning Commission at the December 2, 2020, meeting. The approved design includes the addition of an 18-foot tall, entry gateway tower between the residence and garage, for which a variance was granted for an east side setback of 22 feet in lieu of the 50-foot requirement. The requested variance was determined to be appropriate based on the 18'-7" setback of the residence, and that the entry tower would be behind this portion of the residence.

PROJECT DESCRIPTION

The proposed project is to expand the existing 660 square-foot, three-car garage by adding 528 square feet to have a 1,188 square-foot, four-car garage with an east side setback of 28'-6" that maintains the existing setback along the private driveway. The proposed design matches the approved design for the remodeling of the residence and maintains the existing height of approximately 13 feet. Photos of the existing garage are included in the attached plans – Attachment C.

ANALYSIS

The property is zoned A-1. The proposed garage expansion with the variance for the east side setback complies with the development standards and design guidelines, and is allowed with approval of the Architectural Review and Variance. The following is a summary of the site characteristics:

Address	1456 Lemon Avenue
Assessor Parcel Number	8527-023-005
Zone	A-1 – Agriculture Residential Estate
General Plan Designation	Agricultural Estate Residential – One Acre
Lot Area	1.35 Acres – 58,930 Square Feet
Lot Frontage/Width	166 Feet along Lemon Avenue
Lot Depth	355 Feet

The following table indicates that the proposed garage expansion meets the development standards of the A-1 zone, except for the east side setback along the private driveway:

Development Feature	A-1 Zone Standard	Proposal	Complies?
Lot Area	Minimum One Acre	1.35 Acres	Yes
Lot Width	Minimum 100 Feet	166 Feet	Yes
Front Setback	Minimum 50 Feet	Over 100 Feet	Yes
East Side Setback	Minimum 50 Feet	28'-6"	No
West Side Setback	Minimum 25 Feet	Over 100 Feet	Yes
Rear Setback	Minimum 25 Feet	Over 100 Feet	Yes
Height	Maximum 28 Feet	Under 14 Feet	Yes
Parking	Min. 3 in a Garage	4-car Garage	Yes

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

The proposed garage expansion will be on an existing, relatively flat area that is already accessible from the existing private driveway. Minimal grading is needed for the garage expansion. Any grading shall be in accordance with City standards and subject to City review and approval. At a height of approximately 13 feet, the expanded garage will not affect any views, and without any windows, privacy will not be impacted. The design will match the design of the remodeled residence. No new landscaping is proposed with this project, but the property does need relandscaping, and conditions of approval are included in the attached resolution (Attachment A) to have the property relandscaped within one year in compliance with the Los Angeles County Fire Department and the City and State water efficiency standards.

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 be applicable, and the garage could be at a 25-foot setback. The private driveway does not provide a roadway for through traffic; however, if this area was a public street, the setback requirement would be 25 feet, and if the public were to be affected by the reduced setback, fewer persons and properties would be involved at this location as compared with a public street. Furthermore, the area on the other side of the easements is an open area that is currently used as a horse corral. The requested 28'-6" setback will not adversely affect the private driveway, nor will it impinge upon any neighboring development. The proposal to maintain the existing 28'-6" setback is appropriate since the residence is at a setback of 18'-7" and the entry tower will have a 22-foot setback. Therefore, the garage at 28'-6" will transition aesthetically from the front of the residence.

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 15305 of the CEQA Guidelines for, respectively, an addition to an existing structure and a minor variance.

FINDINGS

The Planning Commission must make a series of findings when issuing decisions on Architectural Reviews, which include Neighborhood Compatibility and compliance with Ridgeline Preservation provisions, and for Variances. The proposed project meets the required findings stated in Section 9.34.040 of Chapter 34 of the Bradbury Development Code for Architectural Review, and the findings in Section 9.46.030 of Chapter 46 for a

Variance. The recommended findings and justifications are included in the attached draft resolution (Attachment A) and it is recommended that the Planning Commission approve the proposed project, which with approval of the variance complies with the City's development standards and is designed in accordance with the City's design guidelines.

PLANNING COMMISSION ALTERNATIVES

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

Option 1. Close the public hearing and determine that the findings can be made for conditional approval of the proposed project and that the project is Categorically Exempt under CEQA and approve a motion to adopt the attached Resolution No. PC 22-307 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, August 24, 2022, and direct the applicant to provide the necessary information to the City by Monday, August 8, 2022.

RECOMMENDATION

Option 1 is recommended; that the Planning Commission close the public hearing and determine that the findings can be made for conditional approval of the proposed project and that the project is Categorically Exempt under CEQA and approve a motion to adopt the attached Resolution No. PC 22-307 as presented.

ATTACHMENTS

- A. Resolution No. PC 22-307
- B. Assessor Map & Aerial Photo
- C. Proposed Plans

ATTACHMENT A

PLANNING COMMISSION RESOLUTION NO. PC 22-307

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 22-006 TO EXPAND THE EXISTING 660 SQUARE-FOOT, THREE-CAR GARAGE TO A 1,188 SQUARE-FOOT, FOUR-CAR GARAGE WITH VARIANCE NO. V 22-002 TO MAINTAIN THE EXISTING 28'-6" EAST SIDE SETBACK ALONG THE PRIVATE DRIVEWAY IN LIEU OF THE 50-FOOT REQUIREMENT AT 1456 LEMON AVENUE

PLANNING COMMISSION RESOLUTION NO. PC 22-307

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 22-006 TO EXPAND THE EXISTING 660 SQUARE-FOOT, THREE-CAR GARAGE TO A 1,188 SQUARE-FOOT, FOUR-CAR GARAGE WITH VARIANCE NO. V 22-002 TO MAINTAIN THE EXISTING 28'-6" EAST SIDE SETBACK ALONG THE PRIVATE DRIVEWAY IN LIEU OF THE 50-FOOT REQUIREMENT AT 1456 LEMON AVENUE

WHEREAS, the Planning Commission considered Architectural Design Review No. AR 22-006 and Variance No. V 22-002 that were filed by Jorge Leonardo of Saxony Design Build, Inc., on behalf of the property owners, Rob and Jordan Boldt, to expand the existing, 660 square-foot, three-car garage by adding 528 square feet to have a 1,188 square-foot, four-car garage with a 28'-6" east side setback along the private driveway at 1456 Lemon Avenue, which is zoned A-1.

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 July 27, 2022, in accordance with the provisions of the Bradbury Municipal Code relative to this matter.

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

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

1. That the proposed development is designed and will be developed to preserve to the greatest extent practicable the natural features of the land, including the existing topography and landscaping. The proposed garage expansion is to be built on a relatively flat area and minimal grading is needed for the garage expansion.

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 garage is in scale with other developments on the surrounding properties and will match the existing setback that provides sufficient distance from the surrounding developments so as not to impose on the neighbors.

3. That the proposed development is designed and will be developed in a manner which will preserve to the greatest extent practicable the privacy of persons residing on adjacent properties. The proposal is to expand a garage. The design has the garage doors facing a shared private driveway and two pedestrian doors on the back of the garage. There are not any windows. The proposed location is sufficiently distant from the surrounding properties so as not to impose on the neighbors.

4. The requirements of the ridgeline and view preservation regulations have been met. The garage will be approximately 13 feet tall, which is less than the maximum building height limit of 28 feet, and the location is such that the height will not interfere with any important views of the neighboring properties.

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

6. The requirements of the tree preservation and landscaping regulations have been met. The proposed garage expansion will not necessitate the removal of any oak trees or other prominent trees. A landscaping plan will be submitted for City review to ensure that the landscaping will be appropriate for the site and area.

7.a. That the design minimizes the appearance of over or excessive building substantially in excess of existing structures in the neighborhood, in that the square footage of the structure(s) and the total lot coverage of the development shall reflect the uncrowded character of the City and the neighborhood. The size of the proposed garage is consistent with other developments in the area and the proposed height of approximately 13 feet is well below the maximum building height limit of 28 feet. With the expanded garage, but not including paved patios and decks, approximately nine percent of the lot will be covered by buildings.

7.b. That the design minimizes the appearance of over or excessive building substantially in excess of existing structures in the neighborhood, in that the height(s) of the structure(s) shall maintain to the extent reasonably practicable, consistency with the heights of structures on neighboring properties. The proposed garage complies with the maximum building height limit of 28 feet, which is consistent with the heights of newer structures in the area.

8. That the proposed development is designed and will be developed in a manner that is consistent with the City's Design Guidelines. The proposal provides a quality design that maintains architectural consistency throughout in accordance with the City's Design Guidelines.

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

1. That there are special circumstances applicable to the property, including size, shape, topography, location, or surroundings, which do not generally apply to other properties in the same vicinity and zone. The vehicular access easements along the east side of the property that results in the 50-foot setback requirement do not constitute a roadway and does not provide for through traffic; however, if this area was a public street, the setback requirement would be 25 feet. If the public were to be affected by the reduced setback, fewer persons and properties would be involved at this location as opposed to at a public street. Furthermore, the area on the other side of the easements is an open area that is currently used as a horse corral.

2. That because of such circumstances or conditions, such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property similarly situated, but which is denied to the property in question. The two access easements are improved as a single driveway that serves four properties. If the easements were utilized individually, the 50-foot setback requirement would not be applicable and the garage could be situated with a 25-foot setback. The proposal is to expand the garage and maintain the existing 28'-6" setback. This is appropriate for the property as the existing residence is setback 18'-7" on the east side. Additionally, the proposed setback is aesthetically preferable as less paving will be needed to access the expanded garage.

3. That the granting of the variance will not be materially detrimental to the public welfare or injurious to the adjacent properties. The existing residence has an easterly setback of 18'-7" and a setback of 28'-6" for a garage that is behind the residence will not be detrimental to the public welfare or be an imposition on the neighbors.

4. That the granting of the variance will not adversely affect the General Plan nor the purpose and intent of the provisions of the Bradbury Development Code. The expanded garage will enable more vehicles to be parked inside a building, which is aesthetically preferable and in furtherance of the goals of the General Plan and purposes of the Development Code.

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

SECTION E. The Planning Commission finds that the project is Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15305 of the CEQA Guidelines for, respectively, an addition to an existing structure and a minor variance.

SECTION F. The Planning Commission hereby approves Architectural Review No. AR 22-006 and Variance No. V 22-002 for the project based on the information depicted on the submitted plans and subject to the following conditions, all of which shall be complied with to the satisfaction of the City Manager or designees:

1. Except as set forth in subsequent conditions, all inclusive, development of the garage expansion shall take place substantially as shown on the submitted plans presented to the Planning Commission on July 27, 2022.

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 or owner of the subject property must file an Acknowledgment Form for 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 Acknowledgment Form shall be included in the plans that are submitted to the Department of Building and Safety.

4. The proposed project shall comply with all applicable City, County, State, and federal regulations, including requirements of the Building, Fire, Planning, and Engineering Departments.

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

6. Any fences, gates, posts, or other features shall be relocated to provide the ten-foot clear area along Lemon Avenue as required by Chapter 82 of the Development Code, and the clear area shall be improved and landscaped accordingly.

7. The entire property shall be landscaped within one year of completion of the garage expansion.

8. If landscaping of the property has not already been planned or implemented, an on-site meeting with the representatives of the City Development Team, the applicant, and the owner(s) shall be held prior to or in conjunction with the final inspections for the project to establish a timeline and requirements for the landscaping of the property and for any drainage facilities determined to be needed.

9. If deemed necessary, the applicant shall submit Precise Grading Plans for the project showing building footprints, pad elevations, finished grades, drainage routes,

retaining walls, erosion control measures, and other pertinent information in accordance with Appendix J of the California Building Code, latest edition, for review and approval by the City Engineer.

10. An Erosion Control Plan shall be submitted which identifies the Best Management Practices (BMPs) to eliminate any illicit discharges during storm events for all phases of construction.

11. Along with the Grading Plan, if determined to be needed by the City Engineer, the applicant shall also submit a Hydrology and Hydraulic Report which addresses the existing and proposed storm drainage conditions for the site. All calculations shall be performed in compliance with the LA County DPW Hydrology Manual.

12. Prior to the issuance of any grading or building permits, the applicant shall submit if deemed necessary by the City Engineer or City Building Official, an updated Engineering Geology/Soils Report that includes an accurate description of the geology of the site and conclusions and recommendations regarding the effect of the geologic conditions on the proposed development and include a discussion of the expansiveness of the soils and recommended measures for foundations and slabs on grade to resist volumetric changes of the soil.

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

14. Building foundation inspections shall not be performed until the following, if applicable, have been provided to the City and approved: Certification of the rough grading, installation of survey stakes, a final soils report, and drainage facilities that are complete and operable.

15. For all projects subject to Low Impact Development (LID) regulations, the applicant must submit a site-specific drainage concept and stormwater quality plan to mitigate post-development stormwater and implement LID design principles, and a fully executed "Maintenance Covenant for LID Requirements" shall be recorded with the L.A. County Registrar/Recorder and submitted to the City prior to the final inspections. Covenant documents shall be required to include an exhibit that details the installed treatment control devices as well as any site design or source control Best Management Practices (BMPs) for post construction. The information to be provided on this exhibit shall include, but not be limited to:

a. 8½" x 11" exhibits with record property owner information.

b. Types of BMPs (i.e., site design, source control and/or treatment control) to ensure modifications to the site are not conducted without the property owner being aware of the ramifications to BMP implementation.

- c. Clear depiction of the location(s) of BMPs, especially those located below ground.
- d. ~~A matrix depicting the types of BMPs, frequency of inspection, type of maintenance required, and if proprietary BMPs, the company information to perform the necessary maintenance.~~

e. Calculations to support the sizing of the BMPs employed on the project shall be included in the report. These calculations shall correlate directly with the minimum treatment requirements of the current MS4 permit. In the case of implementing infiltration BMPs, a percolation test of the affected soil shall be performed and submitted for review by the City Engineer.

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

17. Prior to issuance of permits, construction staging areas, haul routes, etc. must be designated and designed to avoid damage to protected trees during construction. Layout of haul routes, areas for staging and storage of equipment and supplies, and tree protection fencing must be approved by the City Landscape Architect in the field prior to the start of construction.

18. Though no trees are proposed for removal, any tree (whether a protected species or not) that is damaged to the extent that removal is necessary, or otherwise fails to survive, must have a City Tree Removal Permit. The removal application must show and identify the tree(s) proposed for removal, including a photo and arborist information to support removal. The Tree Removal Permit may require mitigation measures such as replacement trees to be planted on the site at locations determined by the City Landscape Architect.

19. Hardscape design and materials must be of permeable pavers rather than poured concrete in the root zones of all oak trees and other prominent trees.

20. The landscape design and construction drawings shall coordinate with a grading plan if applicable to ensure that planting for stabilization and erosion control is provided wherever there is clearing, grading, underground utilities, storm drainage, etc. Any cleared areas, particularly slopes, must have appropriate erosion control materials, planting, and irrigation as needed until natural vegetation fills in, whether or not shown on the plans. Proposed hydroseed mix or other planting, and proposed irrigation layout and equipment are to be approved by the City Landscape Architect prior to installation.

21. The landscaping must be in accordance with L.A. County Fire Department requirements, and submittal of an approved Fuel Modification Plan shall be provided if determined to be necessary by the City Landscape Architect.

22. If required by the City Landscape Architect, an arborist report shall be provided for plan-check review of the landscape plan, and any oak trees and other prominent trees must be protected from damage during construction, and any other actions that might affect their health and viability following completion of the project. The project Landscape Architect, Architect, Arborist, and Civil Engineer shall coordinate throughout the preparation and completion of construction documents, and construction to ensure existing oak trees and other prominent trees are shown accurately and adequately protected. The contractor shall observe and implement all protection and mitigation measures recommended by the Arborist and City Landscape Architect, and tree protection notes shall be included on the construction plans, to the satisfaction of the project Arborist and City Landscape Architect.

23. Planting and irrigation design must conform to the City's Water Efficient Landscape Ordinance (WELO) Chapter 121 of the Bradbury Development Code. Plant species used together in any given area must have the same Plant Factor/water requirements; species with different water needs should not be mixed in the same hydrozone. An up-to-date Water Efficient Landscape worksheet must be included with final plans, and water use calculations must show the Estimated Total Water Use (ETWU) does not exceed the Maximum Applied Water Allowance (MAWA). The ETo (reference evapotranspiration rate) to be used in the MAWA calculation is 51.3 per the City's Water Efficient Landscape Ordinance.

24. The contractor shall confirm in the field that the existing water meter designated as the point of connection for the landscape irrigation is dedicated to irrigation only, and not also used for domestic water. If necessary, a sub-meter must be added via a tee downstream of the existing meter to serve the irrigation and comply with water efficiency (WELO) requirements.

25. The contractor shall confirm in the field that the existing backflow preventer has been tested and certified within the last year, or the contractor must obtain a new certification prior to final inspection.

SECTION G. Appeals and Time Extensions.

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

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

days prior to its expiration, and one (1) extension of up to one (1) year may be granted by the applicable review authority.

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

PASSED, APPROVED, AND ADOPTED this 27th day of July 2022.

Chairperson

ATTEST:

City Clerk

I, Claudia Saldana, City Clerk, hereby certify that the foregoing Resolution No. PC 22-307 was duly adopted by the Planning Commission of the City of Bradbury, California, at a regular meeting held on the 27th day of July 2022, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTACHMENT B

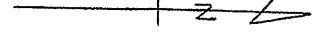
Assessor Map & Aerial Photo

APN 8527-023-005

1456 Lemon Avenue

2070

SCALE 1" = 200'

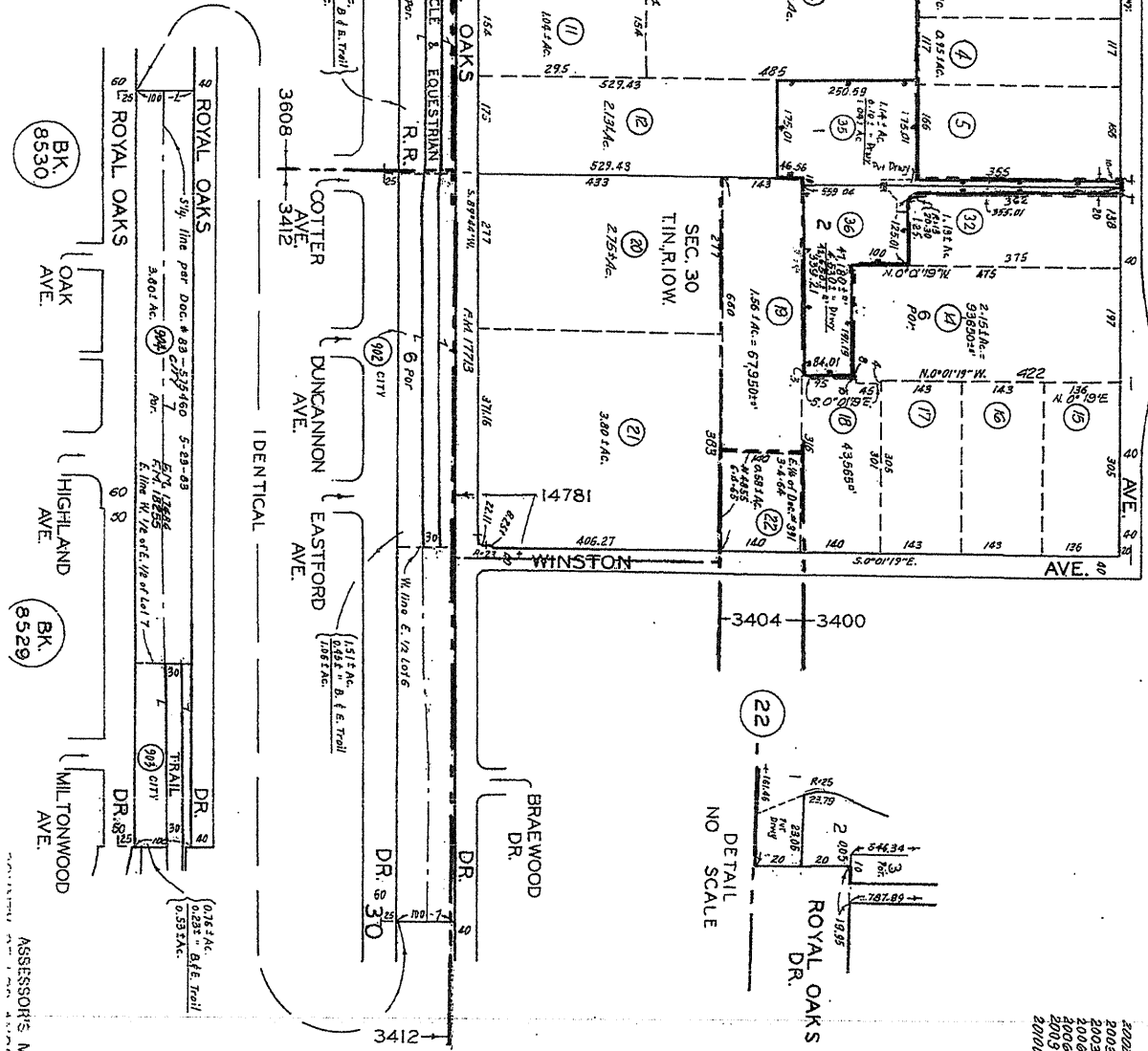


PARCEL MAP
P.M. 336-84-85

SUBDIVISION OF THE RANCHO
AZUSA DE DUARTE
M.R. 6-80-82

PARCEL MAP - P.M. 319-90-91
CODE 3400
PARCEL MAP P.M. 338-49-50
3404
3412
3608
14781

FOR PREV. ASSMNT SEE:
8806-15,18&19



DETAIL
NO SCALE

ASSESSOR'S MAP

1456 Lemon Avenue



ATTACHMENT C

Proposed Plans

AR 22-006 & V 22-002

1456 Lemon Avenue

SHARED DRIVEWAY

PERMITTING

PERMITTING

REVISIONS

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LEMON AVE.

GRADING NOTES:
LOTS SHALL BE GRADED TO DRAIN SURFACE WATER
AWAY FROM FOUNDATION WALLS WITH A MINIMUM
FALL OF 6 INCHES WITHIN THE FIRST 10 FEET (R401.3)

NOTE:
THE SPECIAL INSPECTOR SHALL REGISTER WITH THE CITY, WHERE OCCURS.



SITE PLAN
1456 LEMON AVE.

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

EXISTING	NEW	REMOVED
EXISTING DRIVE	NEW DRIVE	REMOVED DRIVE
EXISTING SIDEWALK	NEW SIDEWALK	REMOVED SIDEWALK
EXISTING FENCE	NEW FENCE	REMOVED FENCE
EXISTING LANDSCAPE	NEW LANDSCAPE	REMOVED LANDSCAPE

SAXONY *Design • Build*

BOLDT RESIDENCE
OWNER: ROB & JORDAN BOLDT
1456 LEMON AVE. BRADBURY, CA
PROJECT: RENOVATION

SITE
PLAN

A-01.B

SHEET

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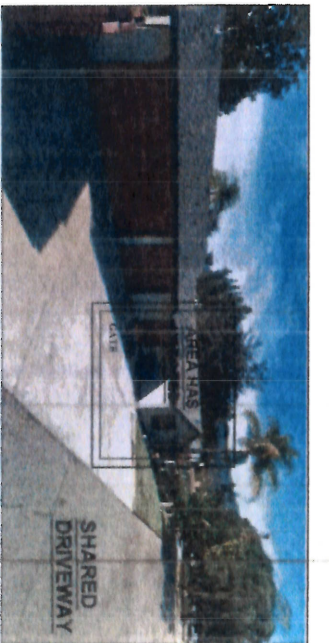
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NEW STUCCO DETAIL(S)

NEW ROOF DETAIL(S)

Item	Description	Quantity	Unit	Price
1	Stucco Finish	1	Sq. Yd.	1.50
2	Color Coat Stucco	1	Sq. Yd.	1.50
3	Grout	1	Sq. Yd.	1.50
4	Tile	1	Sq. Yd.	1.50
5	Grout	1	Sq. Yd.	1.50
6	Tile	1	Sq. Yd.	1.50
7	Grout	1	Sq. Yd.	1.50
8	Tile	1	Sq. Yd.	1.50
9	Grout	1	Sq. Yd.	1.50
10	Tile	1	Sq. Yd.	1.50
11	Grout	1	Sq. Yd.	1.50
12	Tile	1	Sq. Yd.	1.50
13	Grout	1	Sq. Yd.	1.50
14	Tile	1	Sq. Yd.	1.50
15	Grout	1	Sq. Yd.	1.50
16	Tile	1	Sq. Yd.	1.50
17	Grout	1	Sq. Yd.	1.50
18	Tile	1	Sq. Yd.	1.50
19	Grout	1	Sq. Yd.	1.50
20	Tile	1	Sq. Yd.	1.50
21	Grout	1	Sq. Yd.	1.50
22	Tile	1	Sq. Yd.	1.50
23	Grout	1	Sq. Yd.	1.50
24	Tile	1	Sq. Yd.	1.50
25	Grout	1	Sq. Yd.	1.50
26	Tile	1	Sq. Yd.	1.50
27	Grout	1	Sq. Yd.	1.50
28	Tile	1	Sq. Yd.	1.50
29	Grout	1	Sq. Yd.	1.50
30	Tile	1	Sq. Yd.	1.50
31	Grout	1	Sq. Yd.	1.50
32	Tile	1	Sq. Yd.	1.50
33	Grout	1	Sq. Yd.	1.50
34	Tile	1	Sq. Yd.	1.50
35	Grout	1	Sq. Yd.	1.50
36	Tile	1	Sq. Yd.	1.50
37	Grout	1	Sq. Yd.	1.50
38	Tile	1	Sq. Yd.	1.50
39	Grout	1	Sq. Yd.	1.50
40	Tile	1	Sq. Yd.	1.50
41	Grout	1	Sq. Yd.	1.50
42	Tile	1	Sq. Yd.	1.50
43	Grout	1	Sq. Yd.	1.50
44	Tile	1	Sq. Yd.	1.50
45	Grout	1	Sq. Yd.	1.50
46	Tile	1	Sq. Yd.	1.50
47	Grout	1	Sq. Yd.	1.50
48	Tile	1	Sq. Yd.	1.50
49	Grout	1	Sq. Yd.	1.50
50	Tile	1	Sq. Yd.	1.50
51	Grout	1	Sq. Yd.	1.50
52	Tile	1	Sq. Yd.	1.50
53	Grout	1	Sq. Yd.	1.50
54	Tile	1	Sq. Yd.	1.50
55	Grout	1	Sq. Yd.	1.50
56	Tile	1	Sq. Yd.	1.50
57	Grout	1	Sq. Yd.	1.50
58	Tile	1	Sq. Yd.	1.50
59	Grout	1	Sq. Yd.	1.50
60	Tile	1	Sq. Yd.	1.50
61	Grout	1	Sq. Yd.	1.50
62	Tile	1	Sq. Yd.	1.50
63	Grout	1	Sq. Yd.	1.50
64	Tile	1	Sq. Yd.	1.50
65	Grout	1	Sq. Yd.	1.50
66	Tile	1	Sq. Yd.	1.50
67	Grout	1	Sq. Yd.	1.50
68	Tile	1	Sq. Yd.	1.50
69	Grout	1	Sq. Yd.	1.50
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71	Grout	1	Sq. Yd.	1.50
72	Tile	1	Sq. Yd.	1.50
73	Grout	1	Sq. Yd.	1.50
74	Tile	1	Sq. Yd.	1.50
75	Grout	1	Sq. Yd.	1.50
76	Tile	1	Sq. Yd.	1.50
77	Grout	1	Sq. Yd.	1.50
78	Tile	1	Sq. Yd.	1.50
79	Grout	1	Sq. Yd.	1.50
80	Tile	1	Sq. Yd.	1.50
81	Grout	1	Sq. Yd.	1.50
82	Tile	1	Sq. Yd.	1.50
83	Grout	1	Sq. Yd.	1.50
84	Tile	1	Sq. Yd.	1.50
85	Grout	1	Sq. Yd.	1.50
86	Tile	1	Sq. Yd.	1.50
87	Grout	1	Sq. Yd.	1.50
88	Tile	1	Sq. Yd.	1.50
89	Grout	1	Sq. Yd.	1.50
90	Tile	1	Sq. Yd.	1.50
91	Grout	1	Sq. Yd.	1.50
92	Tile	1	Sq. Yd.	1.50
93	Grout	1	Sq. Yd.	1.50
94	Tile	1	Sq. Yd.	1.50
95	Grout	1	Sq. Yd.	1.50
96	Tile	1	Sq. Yd.	1.50
97	Grout	1	Sq. Yd.	1.50
98	Tile	1	Sq. Yd.	1.50
99	Grout	1	Sq. Yd.	1.50
100	Tile	1	Sq. Yd.	1.50

US Tile by Good

BORAI

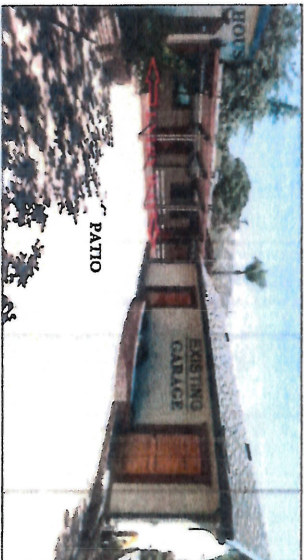
Color Options:

US Tile

US Tile

SIDE VIEW (FACING EAST)

INTERIOR COURTYARD

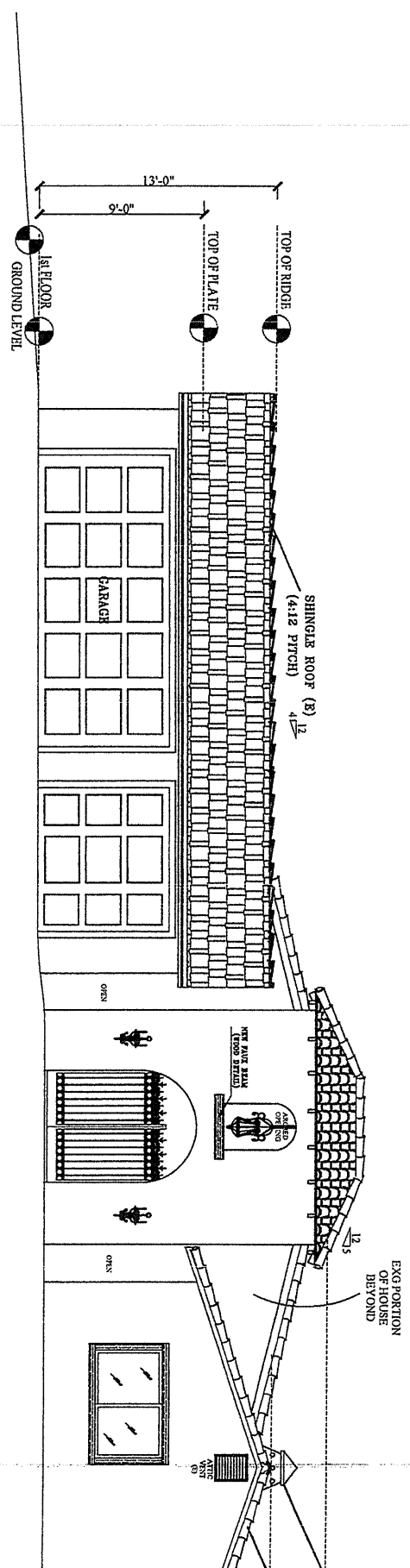


SITE PHOTOS

SCALE: N/A

ADDRESS: 1456 LEMON AVE.

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EAST ELEVATION

EXISTING ELEVATION

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

REVISIONS					
EXISTING ELEVATIONS					
SAXONY <i>Design • Build</i>					
BOLDT RESIDENCE OWNER: ROB & JORDAN BOLDT 1456 LEMON AVE, BRADBURY, CA PROJECT: RENOVATION					
EXISTING ELEVATIONS					
DATE: 08/19/2018 SCALE: 3/8" = 1'-0" DRAWN BY: KNOX JOB: BOLDT SHEET: A-04					

THIS PLAN IS PREPARED BY CONTRACTING A PROFESSIONAL ENGINEER AND ARCHITECT. THE ENGINEER'S RESPONSIBILITY IS TO PREPARE THE PLAN IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE CLIENT. THE ARCHITECT'S RESPONSIBILITY IS TO PREPARE THE PLAN IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE CLIENT. THE ENGINEER AND ARCHITECT ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ENGINEER AND ARCHITECT ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

NEW WALL

EXISTING WALL

NO CHANGE

REVISION

REVISION

REVISION

REVISION

REVISION

REVISION

REVISION

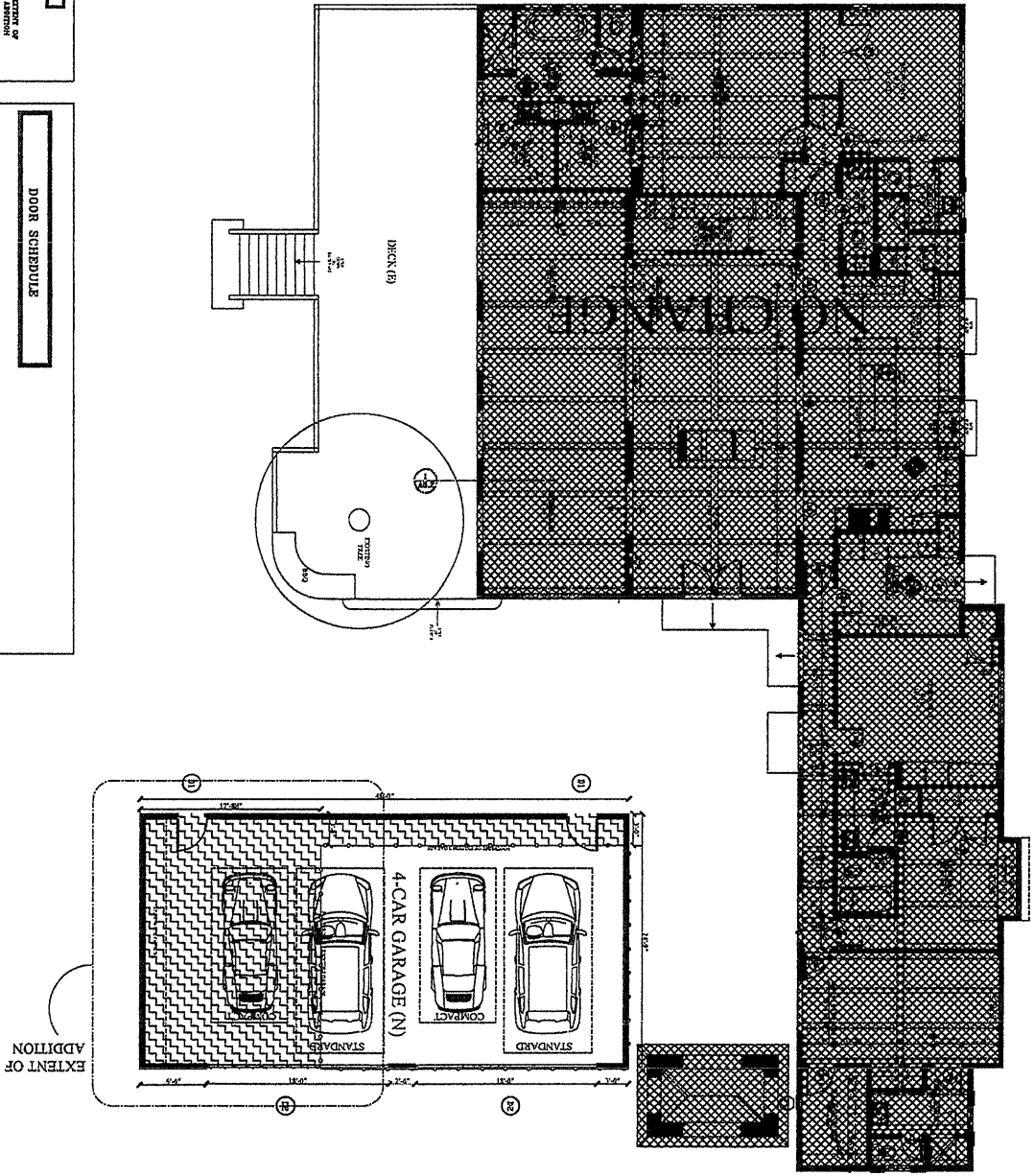
REVISION

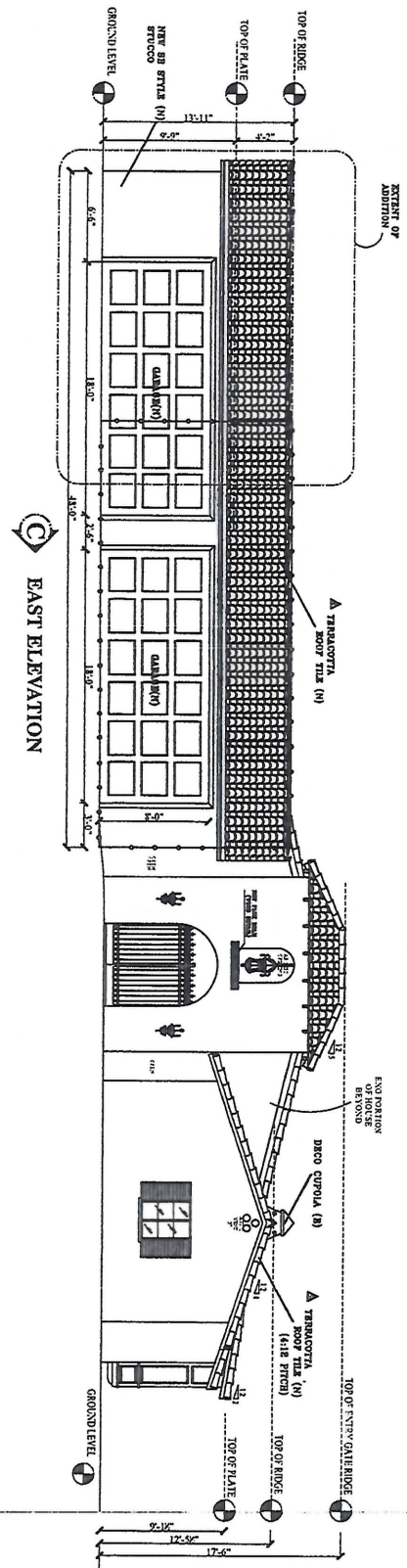
REVISION

DOOR SCHEDULE					
NO.	LOCATION	DOOR TYPE	DOOR	FRAME	REMARKS
1	GARAGE SIDE ENTRY	SLIDING	WOOD	WOOD	3'0" x 6'0" x 1-3/8"
2	GARAGE DOOR	NEW	WOOD	WOOD	16'0" x 8'0" x 1-3/8"

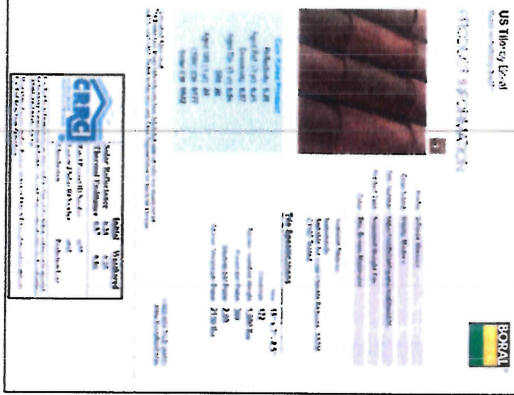
PROPOSED GARAGE PLAN

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

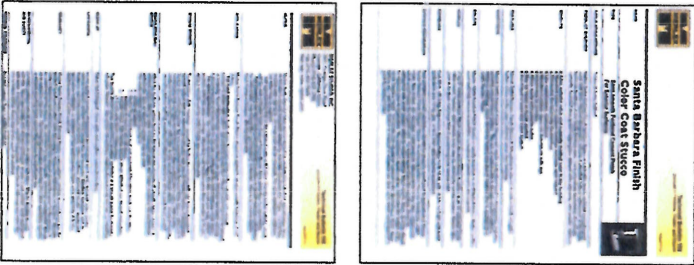




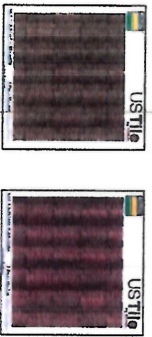
NEW ROOF DETAIL(S)



NEW STUCCO DETAIL(S)



COLOR OPTIONS:



INSPIRATIONAL IMAGES



PROPOSED GARAGE ELEVATIONS

SCALE: 1/4" = 1'-0"

REVISIONS	

PROPOSED
GARAGE
ELEVATIONS

BOLDT RESIDENCE
OWNER: ROB & JORDAN BOLDT
1456 LEMON AVE. BRADBURY, CA
PROJECT: RENOVATION



PROPOSED
GARAGE
ELEVATIONS



DATE: 07/19/2022
SCALE: 1/4" = 1'-0"
DRAWN BY: ANOY
JOB: BOLDT
SHEET

A-08

[illegible]

